

VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY

RESOLUTION OF PLANNING COMMISSION APPROVING AMENDED AND RESTATED MASTER PLAN

Statement of Facts

- A. In accordance with the requirements of state law, the City Planning Commission (and its predecessor, the Village Planning Commission) has been engaged in a review of the Grosse Pointe Shores Master Plan, and, on June 2, 2009 tentatively approved a draft amended and restated Master Land Use Plan ("Master Plan").
- B. On June 16, 2009, the City Council gave its tentative approval to the draft Master Plan, and approved the Master Plan's distribution, pursuant to MCL §125.3841(1).
- C. On June 23, 2009, the notices required by MCL §125.3841(2) were sent, indicating, among other things, that the Planning Commission would conduct a public hearing on the proposed Master Plan on September 1, 2009. Also on June 23, 2009, a Statement of Compliance with the Requirements of MCL §\$125.3841(2)(a) and (d) was sent to the Wayne County and Macomb County Boards of Commissioners, pursuant to MCL §125.3841(e).
- D. On August 12, 2009, in accordance with MCL §125.3843(1), a notice of the September 1, 2009 public hearing was published in the *Grosse Pointe Times* newspaper.
- E. On September 1, 2009, the Planning Commission conducted the public hearing required by MCL §125.3843(1).
- F. With the conclusion of the public notice and public hearing process, the Planning Commission believes that the proposed amended and restated Master Plan should be approved.

NOW, THEREFORE, the City Planning Commission by this resolution approves the Master Land Use Plan of Village of Grosse Pointe Shores, A Michigan City, and recommends that the City Council give final approval to and enact the Master Land Use Plan.

Enacted: September 1, 2009

Ayes: Commissioners Boyce, Cooper, McCarroll, McGraw, Mitchell, Monahan,

Vick and Chairperson Matuja

Nays: None Absent: Commissioner DePetro

Brian P. Vick Acting Secretary

Chairpers

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VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY

RESOLUTION OF CITY COUNCIL APPROVING AND ADOPTING AMENDED AND RESTATED MASTER LAND USE PLAN

Statement of Facts

- A. In accordance with the requirements of state law, the City Planning Commission (and its predecessor, the Village Planning Commission) has been engaged in a review of the Grosse Pointe Shores Master Plan since 2007. On June 2, 2009, the Planning Commission tentatively approved a draft amended and restated Master Land Use Plan ("Master Plan").
- B. On June 16, 2009, the City Council gave its tentative approval to the draft Master Plan, and approved the Master Plan's distribution, pursuant to MCL §125.3841(1).
- C. On June 23, 2009, the notices required by MCL §125.3841(2) to be sent to various governmental entities and public utilities were sent to those entities, indicating, among other things, that the Planning Commission would conduct a public hearing on the proposed Master Plan on September 1, 2009. Also on June 23, 2009, a Statement of Compliance with the Requirements of MCL §§125.3841(2)(a) and (d) was sent to the Wayne County and Macomb County Boards of Commissioners, pursuant to MCL §125.3841(e).
- D. On August 12, 2009, in accordance with MCL §125.3843(1), a notice of the September 1, 2009 public hearing regarding the Master Plan was published in the *Grosse Pointe Times* newspaper. Notice of the September 1, 2009 public hearing, and a copy of the proposed Master Plan, have also been posted on the City's website.
- E. On September 1, 2009, the Planning Commission conducted the public hearing required by MCL §125.3843(1).
- F. Also on September 1, 2009, the Planning Commission, by a vote of eight members in favor, none opposed, and one absent, adopted a resolution approving the proposed Master Plan and recommending its approval by the City Council.
- G. Although Michigan law requires that a public hearing regarding a master plan be conducted only by the Planning Commission, the City Council held a second public hearing regarding the Master Plan during its regular meeting on September 15, 2009.
- H. With the conclusion of the public notice and public hearing process, the City Council believes that the proposed Master Plan, as recommended by the Planning Commission, should be approved and adopted.
- NOW, THEREFORE, the City Council by this resolution approves and enacts the Master Land Use Plan of Village of Grosse Pointe Shores, A Michigan City, effective immediately.

Pursuant to MCL §125.3843(2) and (3), copies of this Resolution, as well as the Planning Commission's September 1, 2009, shall be included on the inside front or back cover of the Master Plan as finally published.

Enacted: September 15, 2009

Ayes: Council Members Boyce, Hunt, Graziani and Mayor Cooper

Nays: Council Members Kedzierski and Schulte

Absent: Council Member Minturn

James M. Cooper Mayor

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City Clerk

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THE MASTER PLAN

The last Master Plan for the Village of Grosse Pointe Shores, was adopted in 1991. Since then the community has undergone relatively minor changes to actual land use. While the City has managed to maintain its desirable housing characteristics, the changing regional environment and the evolution of housing preferences suggest that the City evaluate its existing conditions and policies regarding housing in an effort to preserve and maintain the high quality of life enjoyed by residents of the community for future generations. The City has realized the need to set a definite goal for the future to help direct redevelopment of its existing housing stock while protecting the existing character of the community by providing guidelines for future residential development within the City.

The Master Plan represents the commitment of the City and its residents to maintain and improve the residential development standards that have made Grosse Pointe Shores what it is today. This Master Plan is the result of data collection and analysis as well as meetings and discussions by the Planning Commission. It consists of text, charts, maps and analysis regarding issues currently within and foreseen for the community. Further, this Master Plan examines existing conditions, identifies the goals of the community and provides recommended methods for achieving these goals. Finally, the policies

contained within this document provide the basis for the City's Zoning Map and Zoning Ordinance that provide the regulations for the City.



REGIONAL ANALYSIS

INTRODUCTION

The growth and development of a community and its resulting land use pattern depends, in large part, on its position within the region in which it is located. This regional location is important to the understanding of its historical growth pattern and current condition. Further, an understanding of regional influences provides a basis for anticipating future growth patterns and trends.

While control over most land use decisions remains a matter of local choice, development patterns are often strongly influenced by decisions made on a State and regional scale. Frequently, such decisions are not subject to direct local input or control. For this reason, land use policies need to take regional influences into account.

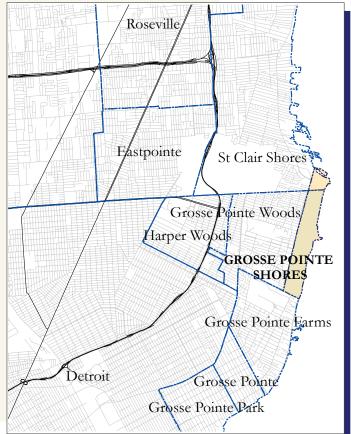
Illustration 1 REGIONAL LOCATION

The purpose of this initial chapter of the Village of Grosse Pointe Shores, a Michigan City, Master Plan is to predict those factors that influence growth in the southeast Michigan region and how they may impact future development patterns within the City. This presentation will provide the background necessary to understand the dynamics of growth and change and provide a practical regional perspective for formulating future policies relative to land use and population.

The following analysis will consider Grosse Pointe Shores' location relative to southeast Michigan's principal growth corridors and how these corridors have influenced, and will likely continue to influence, future growth patterns. The report will also examine relevant State, County and regional studies, plans or policies that may have some impact on future planning activities in the City.

REGIONAL LOCATION

Grosse Pointe Shores is located in the northeast corner of Wayne County, approximately ten miles northeast of Downtown Detroit. The City shares a common boundary with the Macomb County community of St. Clair Shores to the north. The eastern boundary is formed by the Lake St. Clair shoreline. Grosse Pointe Woods and Grosse Pointe Farms abut the Shores on the west and the south respectively.



GROWTH CORRIDORS

SOUTHEAST MICHIGAN CORRIDORS

Development of the southeast Michigan region has been strongly influenced by several growth corridors. The traditional corridors branch out from downtown Detroit, the core of southeast Michigan, in a radial pattern. These include:

- I-94 Eastbound and Gratiot Avenue
- M-53 North, Van Dyke, and Mound Road
- I-75 Northbound and Woodward Avenue
- I-96 Westbound, The Lodge Freeway, and Grand River Avenue
- I-94 Westbound and U.S. 12
- I-75 Southbound and Fort Street.

Since the original development of radial branches from Downtown Detroit, additional development corridors have emerged. Three of these corridors include I-69 east and westbound at the northern end of the southeast Michigan region, I-696 east and westbound and M-59. Both I-696 and M-59 provide access to and from Oakland and Macomb Counties. These corridors do not directly affect the population growth of the Shores due to their location. However, I-696 does provide relatively easy access to the west where many Grosse Pointe residents are employed and shop.

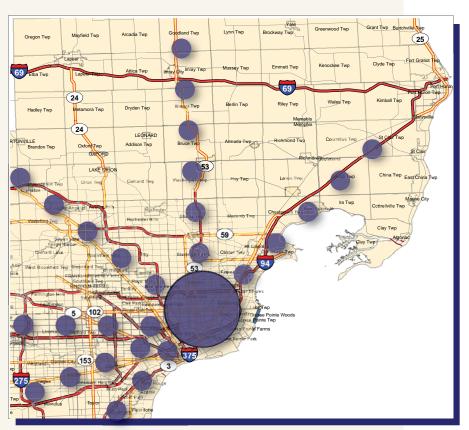


Illustration 2 GROWTH CORRIDORS

REGIONAL INFLUENCES

SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS (SEMCOG)

SEMCOG, the Southeast Michigan Council of Governments, is the regional planning agency in Southeast Michigan. SEMCOG plans in areas that cross jurisdictional boundaries in the Southeast Michigan region that encompasses Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne counties. The Council also provides support to local government agencies in the planning for transportation, the environment, community and economic development, and provides extensive education.

SEMCOG is active in advocating change in state and federal public policy, representing Southeast Michigan in Lansing and Washington, D.C. on behalf of its membership of local member governments. Grosse Pointe Shores is a member of SEMCOG.

Further, SEMCOG provides an extensive amount of data for a variety of topics within Southeast Michigan including but not limited to traffic data, collective mapping resources, and environmental data. This information is available on its website at: www.semcog.org.

Finally, SEMCOG's library has a specialized collection of more than 30,000 books and reports on regional planning issues in the areas of transportation, the environment, community and economic development, demographics, land use, and intergovernmental cooperation that is accessible to its member communities.

REGIONAL TRANSPORTATION PLAN AND TRANSPORTATION IMPROVEMENT PROGRAM

One of SEMCOG's most important functions is to prepare the Regional Transportation Plan for the seven county Southeast Michigan region. The RTP is a blueprint that guides decisions on making southeast Michigan's transportation system accessible, safe, and reliable. It is also necessary to meet requirements allowing federal transportation money to be spent in the region. The RTP projects out traffic improvements over two decades. Projects that are included within the RTP are likely to be funded (when appropriate) and included in the Transportation Improvement Program (TIP).

Goals of the RTP

- Enhance accessibility and mobility for all people.
- Enhance accessibility and mobility for freight while maintaining community integrity.
- Improve the transportation system to enhance community and economic vitality.
- Promote a safe and secure transportation system.
- Protect the environment, both natural and developed.

Currently there are no planned improvements noted for Grosse Pointe Shores within the Regional Transportation Plan.

The Transportation Improvement Program is a list of all transportation projects receiving federal funding in Southeast Michigan for the years 2008-2011. The TIP represents the priorities of cities and transportation agencies for implementing the region's 2030 Regional Transportation Plan for Southeast Michigan.

Currently there are no projects listed within the Transportation Improvement Program for Grosse Pointe Shores.

Table 1 POPULATION PROJECTIONS SEMCOG RDF

GROSSE POINTE COMMUNITIES POPULATION TRENDS

The Grosse Pointe communities are all separate entities, and each provides its own attributes to the region. The growth of each of these municipalities also has an impact on the remainder of the Grosse Pointe communities. Based on SEMCOG's Regional Development Forecasts for each of the Grosse Pointe communities, each community is projected to lose population from the year 2005 to 2035. The Shores is projected to lose the smaller amount of residents, thirty one (31) or slightly over one (1) percent, from the 2005 population. Grosse Pointe Woods is projected to lose the greatest amount of population, 855

Population Projections			Change 2	005-2035
Community	2005	2035	Number	Percentage
Grosse Pointe Shores (Total)	2,776	2,745	-31	-1.1%
Grosse Pointe	5,630	5,459	-171	-3.0%
Grosse Pointe Farms	9,442	9,107	-335	-3.5%
Grosse Pointe Park	11,958	11,426	-532	-4.4%
Grosse Pointe Woods	16,545	15,690	-855	-5.2%

persons or slightly over five (5) percent. The other three (3) communities are projected to have decreases in population of 3.0, 3.5 and 4.4 percent for Grosse Pointe, the Farms and the Park, respectively.

REGIONAL DEVELOPMENT FORECAST (RDF)

One of the other major reports compiled by SEMCOG is the Regional Development Forecast. The 2030 and 2035 RDF provides detail on population by age group, households by type, and jobs by industrial class for communities. The forecast numbers are provided at five-year intervals from 1990 through future year 2030. This report describes forecast methods and results for the region's 233 local communities. The 2030, and now the 2035, RDF provide a base for SEMCOG's long-range plans, including the Regional Transportation Plan and a foundation for many local communities' Master Plans.

Since the start of the development of the Master Plan, SEMCOG has revised the RDF for the years 2005-2035. The revised study indicates that Grosse Pointe Shores, as of the year 2005, had a total of 2,776 persons within a total of 1,048 households. The revised projections for the year 2035 indicate that the Shores is expected to lose approximately thirty one (31) people, dropping to a total population of 2,745 persons. However, the total number of households is expected to increase to a total of 1,062.

Population Projections			Change 2005-2035			
	2005	2035	Number	Percentage		
Grosse Pointe Shores (Macomb)	77	95	18	23.4%		
Grosse Pointe Shores (Wayne)	2,699	2,650	-49	-1.8%		
Grosse Pointe Shores (Total)	2,776	2,745	-31	-1.1%		

Table 2 POPULATION PROJECTIONS SEMCOG RDF

COMMUNITY IMAGE & CHARACTER

master land use plan

PHYSICAL FEATURES

The natural physical features that exist within, or proximate to, a community can have profound influences on the overall development pattern and character of the community. Specific physical characteristics, and/or characteristics that may have such an impact, include woodlands, wetlands, soils, topographic variations and water features.

The Village of Grosse Pointe Shores, a Michigan City, is nearly completely developed. Many of the original natural physical characteristics have been either modified or replaced as a result of the development process. The City's natural physical setting and the implications of this setting for planning and development purposes are identified in the following discussion.

Geological Setting

Michigan's physical characteristics, as we know them today, including the Great Lakes that surround the state, are a product of numerous glaciers that alternately advanced and retreated across the face of the state. The softer sandstone, limestone and shale bedrock formations that underlay the state were particularly vulnerable to the weight and movement of the glaciers. The weight of these glaciers depressed the land mass surrounding Michigan, forming the Great Lakes. They also carved the channels of the stream valleys that empty into the Great Lakes. As they moved south, the glaciers accumulated soil from northern Canada, eventually depositing it across Michigan and neighboring states. This fertile soil accounts for Michigan's productive farming industry.

Southeast Michigan's physical setting consists of three well-defined areas. Grosse Pointe Shores is located in the first of these areas, known as the Erie-St. Clair Plain. This area extends for a depth of approximately 25 miles along the shoreline of Lake Huron, Lake St. Clair and Lake Erie, from Michigan's thumb area on the north to Toledo on the south. It also extends east into Canada, encompassing the entire "pan-handle" portion of Ontario. This area is a nearly level glacial plain that rises gradually to the west. It is crossed by numerous streams emptying into the Great Lakes system.

Topography

Topographic conditions can have a significant influence on land development patterns. Topography, for example, can impact the location of building sites, roads and utilities. Where topography is extreme, slopes become an important consideration due to concerns relating to the ability of the land to bear the weight of buildings and the danger of erosion. Sometimes, topographic variations offer opportunities for a scenic environment. In Grosse Pointe Shores, the impact of topography is more subtle as it lifts the land up away from the water of Lake St. Clair.

As a result of the geological forces described earlier, no significant changes in topography are evident in Grosse Pointe Shores. The topography of Grosse Pointe Shores is characterized by a moderate upward slope from the Lake St. Clair shoreline into the interior of the City. Little variation in elevation exists from the 575-foot elevation along the shoreline to the 600-foot measurement noted inland.

Lake St. Clair Influence

The most significant feature influencing the Shores is the proximity of the community to the Lake St. Clair shoreline. The broad impact of the lake on Grosse Pointe Shores is discussed as part of the Flood Insurance Study that was conducted in the late 1970's.

Lake St. Clair is part of the larger Great Lakes system. The lake covers an area of 430 square miles and has an average depth of only ten (10) feet. While the presence of the lake offers a valuable visual asset, it also poses a potential flooding hazard as a result of storms and periodic fluctuations in lake levels.

The Shores is covered by existing flood plain maps prepared by FEMA. These maps were prepared for the purpose of determining the existence and severity of flood hazards impacting the community. A secondary purpose was to promote sound land use and flood plain development practices.

Flooding along the Grosse Pointe Shores shoreline occurs as a result of two factors: increased water levels and strong wind and wave action. This flooding potential is also impacted by water levels which may vary due to seasonal trends associated with the larger Great Lakes system or from generalized or local weather systems. Fluctuations in lake levels that occurred during the past decade offer dramatic evidence of the impact of natural systems on the Great Lakes system. Because of the shallow depth of the lake and its large surface area it reacts quickly to strong winds that are a principal cause of shoreline flooding. Storm waves are another potential source of damage.

Generally, those portions of the Shores that may be subject to hazards posed by the 100-year flood boundaries are confined to a narrow strip of land located along the shoreline. A more extensive flood hazard area encompasses the Grosse Pointe Yacht Club site and portions of the Edsel and Eleanor Ford Estate and adjoining acreage at the north end of the Village. No flood problems are evident for the inland portions of the community.

Lakeshore Road serves as a natural barrier for wind-induced waves, which effectively protects the southern half of the City from potential flooding hazards. This does not apply to the north portion of the City, where elevations are lower and the road is positioned inland away from the shoreline. Here, a greater risk of flooding exists. The depth and size of the parcels located in this area, however, permit home sites to be located away from the immediate area subject to flooding, thereby mitigating this problem to some extent.

Woodlands

Woodlands provide numerous ecological, economic and scenic benefits. Among the specific benefits provided by trees are the following: they enhance the visual character of the community; buffer noise; provide shade; serve as a wildlife habitat; stabilize soil; protect watersheds; contribute to climate moderation; and create recreational opportunities.

At the time Michigan was settled the southeast corner of the state, including the area occupied by Grosse Pointe Shores today, was covered by dense hardwood forests. Over time these forests were cleared for farming and development purposes. Few vestiges of these original forests exist today. No large, undeveloped wooded areas are evident in Grosse Pointe Shores. A large number of trees exist throughout the community. A canopy of trees covers many of the Shores' residential streets. The most significant concentration of trees is noted on the larger lots located along Lakeshore Road.

Soils

Soil characteristics have an important influence on the ability of land to support various types of land uses, including roads, buildings, utilities and agriculture. The four specific soil characteristics influence their ability to be used for various purposes. These include the following:

- Bearing capacity the ability to support the weight of roads, buildings or vehicles.
- Erodibility/stability the susceptibility of the soil to erosion hazards and the ability to accept weight without causing mass movements, such as mud flows and slides.
- Drainage the capacity of soils to transmit and receive water. This characteristic is especially important for determining the ability of soils to accept on-site waste water treatment systems. Soil drainage characteristics are influenced by particle composition and water content.
- Resource value the economic worth of the soil for agricultural purposes or as a fill or mined material.

The soil survey of Wayne County, conducted in 1977 by the U.S. Department of Agriculture, did not include the City of Detroit or the urbanized communities surrounding the city. The developed character of the area, coupled with the fact that the original soil characteristics had been altered by the man-made features, made a detailed survey impractical. Soil conditions for the Wayne County portion of Grosse Pointe Shores are, however, identified on a county-wide or generalized soil survey map.

Two different soil classifications are cited in the Wayne County survey. Vernier Road serves as a generalized dividing line between these two categories. The Pewano-Blount-Metamora soil association is located south of Vernier. Soils within this association are nearly level to gently sloping and are characterized by generally poor drainage characteristics. They also have moderately coarse textured subsoil characteristics. The Hoytville-Nappanee Association is located in that area of the City lying north of Vernier. These soils have similar slope and drainage characteristics. That portion of Grosse Pointe Shores extending into Macomb County is located in the Toledo-Paulding soil classification. These soils are nearly level, poorly drained, and have fine textured subsoil characteristics.

Wetlands

Wetlands have always served important environmental functions. Chief among these is the ability of wetlands to serve as natural pollution and flood control mechanisms. Development in and around wetlands frequently disrupts these naturally occurring processes and can have serious consequences for the surrounding man-made environment.

The important ecological role of wetlands was recognized by the State Legislature in 1976 with the passage of the Goemare-Anderson Wetlands Protection Act. This legislation regulates the development of wetlands over five acres in size, or that are contiguous to the Great Lakes or to a river, stream, pond or inland lake. Permits are required by this legislation for the following activities: 1) depositing or placing fill material in a wetland; 2) dredging or removing soil from a wetland; 3) constructing, operating or maintaining any use or development in a wetland; and 4) draining surface water from a wetland. State law does provide procedures whereby these activities may be permitted in a wetland, depending on whether or not certain criteria are met.

A portion of the Lake St. Clair shoreline immmediately south of Vernier Road is designated as an open water wetland by the Michigan Department of Environmental Quality. Any development extending beyond the shoreline falls within the protection of the State Wetland Protection Act as well as other regulating agencies such as the Army Corps of Engineers.

POPULATION ANALYSIS

master land use plan

HOUSING CHARACTERISTICS

Number of Units

Between 1990 and 2000, the Shores saw an overall increase of two (2) total residential structures, from 1,094 in 1990 to 1,096 in the year 2000. This increase was a drastic decrease from that seen between 1980 and 1990. This timeframe saw an increase of forty-four (44) units.

Over the last thirty (30) census years, the Shores saw by far the largest increase (percentage) in the total number of residential units. The Shores saw an increase of nearly thirteen (13) percent. The next closest growth rate was that of the City of Grosse

HOUSING UNIT CHANGE Number and Percent 1970-2000

Community	1970	1980	1990	2000	1970-2000 Change	Percent Change
Grosse Pointe Shores	971	1,050	1,094	1,096	125	12.9%
Grosse Pointe Woods	6,508	6,658	6,671	6,717	209	3.2%
Grosse Ponte Farms	3,798	3,863	3,947	3,937	139	3.7%
Grosse Pointe	2,360	2,463	2,492	2,504	144	6.1%
Grosse Pointe Park	4,948	4,990	5,009	5,043	95	1.9%
Grosse Pointe Area	18,585	19,024	19,213	19,297	712	3.8%

Pointe, which grew slightly over six (6) percent for the same time period. Between the five (5) Grosse Pointe communities, a total of seven hundred and twelve (712) new dwelling units were constructed between 1970 and 2000.

HOUSING TENURE

Within the Shores nearly all of the residences are owner occupied units. According to the 2000 Census a total of 1,037 units or ninety eight (98) percent of all residences were owner occupied. This high rate is consistent with Grosse Pointe Woods and Grosse Pointe Farms which have similar rates of ninety five (95) and ninety seven (97) percent respectively. The Cities of Grosse Pointe and Grosse Pointe Park have much lower home ownership rates of eighty two (82) and seventy one (71) percent respectively.

The high home ownership rate seen by the Shores and several other Grosse Pointe communities can be attributed to the high housing value within the communities as well as the predominance of single family residential housing.

Table 5
HOUSING TENURE
Number and Percent
2000

Table 4

Community	Owner	Renter	Percent Owner (of Occupied Units)
Grosse Pointe Shores	1,037	21	98%
Grosse Pointe Woods	6,190	341	95%
Grosse Ponte Farms	3,683	121	97%
Grosse Pointe	1,953	435	82%
Grosse Pointe Park	3,422	1,394	71%
Grosse Pointe Area	16,285	2,312	88%

VACANCY RATES

According to the 2000 Census, the Shores had a vacancy rate of three and one half (3.5) percent or a total of thirty eight (38) homes. This vacancy rate is similar to that reported for each of the other Grosse Pointe communities. This vacancy rate is also similar to that seen over the last twenty (20) years. Similar rates of 3.4 and 3.6 percent were reported in 1980 and 1990 respectively. These low rates for vacancy show that the Shores has traditionally been a highly sought address. However, based on recent economic trends within the region as well as the overall housing values of the Shores, vacancy rates have risen to an estimated 6.7 percent according to SEMCOG. The slow market for high end homes has yielded a higher vacancy rate than typically seen in the Shores or the other surrounding communities.

Table 6 VACANCY RATES Number and Percent 1970-2000

	1970		1980		1990		2000	
Community	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Grosse Pointe Shores	13	1.3	37	3.4	39	3.6	38	3.5
Grosse Pointe Woods	107	1.6	69	1.0	111	1.7	186	2.8
Grosse Ponte Farms	66	1.7	78	2.0	110	2.8	133	3.4
Grosse Pointe	61	2.6	79	3.2	105	4.2	116	4.6
Grosse Pointe Park	106	2.2	156	3.1	156	3.1	227	4.5
Grosse Pointe Area	353	1.9	419	2.2	521	2.7	700	3.6

Table 7 MEDIAN HOUSING VALUE In Dollars 1990-2000

Community	1990	2000
Grosse Pointe Shores	340,700	594,200
Grosse Pointe Woods	134,600	233,100
Grosse Ponte Farms	174,900	295,100
Grosse Pointe	174,800	288,400
Grosse Pointe Park	174,400	331,200

HOUSING VALUE

According to the U.S. Census in the year 2000, the median housing price within the Shores was slightly over \$594,000. This median value far exceeds that of any of the surrounding Grosse Pointe communities. The City of Grosse Pointe Park had the second highest average with a median value of approximately \$331,000. Based on a review of the 1990 and 2000 median housing values it becomes apparent that the Shores median housing value is typically twice that of the surrounding communities. Consequently, the Shores services a much different buyer and homeowner than do the surrounding Grosse Pointe communities, as well as the surrounding Macomb and Wayne County communities, which have significantly lower median housing values than any of the Grosse Pointe communities. A large portion of this difference in housing value can likely be attributed to the fact that Grosse Pointe Shores does not have any multiple family or attached housing, while the other communities do. Those residences typically are not valued as highly as single family homes.

AGE CHARACTERISTICS

Between 1990 and 2000, a total of thirty two (32) new homes were constructed within the Shores. This accounts for approximately 3.0 percent of the total housing stock. As compared with the remainder of the Grosse Pointes, the Shores had the largest percentage of new home starts in the 90's. However, according to the Census, the vast majority of housing was still constructed prior to 1959. Further, since the year 2000 a total of nineteen (19) new homes have been constructed within the Shores. This is counterbalanced by the fact that fourteen (14) of these were complete tear downs and rebuilds, resulting in a net gain of five (5) new homes.

The Shores has much newer housing than exists in the surrounding Grosse Pointe communities. For instance, the amount of housing constructed between 1960 and 1990 is nearly double that of any of the surrounding communities.

Table 8
AGE OF STRUCTURE
Number and Percent
2000

	Grosse Pointe Shores		Grosse Pointe		Grosse Pointe Park		Grosse Pointe Woods		Grosse Pointe Farms	
Year Built	No.	Percentage	No.	Percentage	No.	Percentage	No.	Percentage	No.	Percentage
1990-2000	32	3.0	53	2.1	119	2.4	94	1.3	111	2.8
1980-1989	51	4.7	74	3.0	65	1.3	40	0.6	129	3.3
1970-1979	133	12.2	85	3.4	94	1.9	273	4.1	129	3.3
1960-1969	241	22.1	111	4.4	156	3.1	1,101	16.4	250	6.4
1940-1959	509	46.6	797	31.8	1,701	33.7	4,456	66.3	1,897	48.2
Pre 1939	126	11.5	1,384	55.3	2,908	57.7	753	11.2	1,421	36.1
Total	1,092	100.1	2,504	100.0	5,043	100.1	6,717	99.9	3,937	100.1

HOUSING DENSITIES

The 1,096 housing units in Grosse Pointe Shores occupy a total of approximately 470 acres of land. The average density of residential development in the City is approximately 2.3 units per acre. This average density is equivalent to an average lot size of 20,000 square feet.

POPULATION ANALYSIS

Introduction

The characteristics of a community's population are among the key ingredients that need to be considered in the long-term planning process. Historical and current population trends have several useful applications. They are especially needed in identifying the demand for various types of community services. Future land use and public utility requirements are also based on demographic trends and characteristics.

The following review considers several items, each of which is important to more fully understanding the characteristics of the Grosse Pointe Shores' population. These individual items include the following:

- Population change over time
- Age characteristics
- Household characteristics
- Education characteristics
- Population projections

POPULATION CHANGE - NATIONAL AND REGIONAL

To more fully appreciate and understand the City's population characteristics and trends, demographic data must be considered in relation to broader influences at the national and regional levels. These broader trends provide the backdrop or context within which the dynamics of population change occur locally.

At the National level, the United States population exceeded two hundred million for the first time in 1970. In the subsequent two decades the United States experienced continued population growth to 226 million in 1980 and 248 million in 1990. In the year 2000 the population of the United States topped the 280 million mark at 281,421,906 persons. This proved to be a significant population increase as compared to the previous decade. In October, 2006, the United States exceeded the 300 million person mark.

Equally significant is the continuation of a 30-year trend that saw the Nation's population shift to the south and west. The southern portion of the country is now the most populous portion of the nation. This continued explosion of populations within the southern and western states can be attributed to the continued aging of the U.S. population and the migration of these older persons to warmer climates. This trend will most likely continue over the next several decades as the baby boom and echo boom generations continue to age.

The midwest (including Michigan) remains the second largest region. However, its growth rate over the past ten (10) years was the slowest in the nation. One important consequence of this shift is a loss of political influence through congressional redistricting.

During the 50-year period between 1930 and 1980 Michigan's population nearly doubled, from 4.8 million to 9.2 million. The State's greatest periods of population growth over these five decades occurred between 1940 and 1970. During this 30-year period Michigan gained more than one million people for each ten-year census interval. Between 1970 and 1990 population growth slowed considerably, with growth of only 356,808 persons during the 1970's. By the year 2000 the U.S. Census data for Michigan indicated that the State had a population of 9,938,444, a 643,147 person increase over 1990 levels. This increase in population far exceeds the population gain experienced between 1980 and 1990 and during the 1970's. However, recent economic downturns have likely reversed some of these gains as Michigan residents leave the state to gain employment in other states and regions.

The Grosse Pointe communities are "inner ring" suburbs of Detroit, and were some of the first communities to receive residents either overflowing from the city or choosing to leave the city after World War II to start families in the suburbs. This is depicted in the high increases in population seen in the Pointes between 1940 and 1950 and again from 1950 to 1960. The Pointe communities' population grew from slightly less than 30,000 persons prewar to slightly over 40,000 post war, and then to over 55,000 by the 1960 Census.

Table 9 GROSSE POINTE POPULATION TRENDS Number of Persons 1960-2000

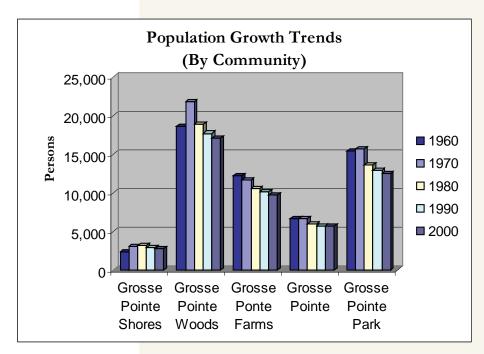
Since the 1980 Census the Shores has decreased in overall population. In 1980 the Shores had a total population of 3,122 persons. This number fell to 2,955 persons as of the 1990 Census and has fallen again as of the 2000 Census to a total of 2,823 persons. SEMCOG has projected further declines from 2000 to 2007. The Shores' population has

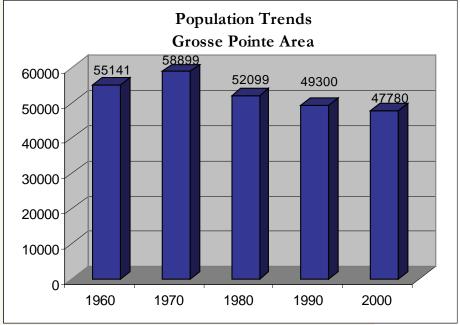
Community	1960	1970	1980	1990	2000	1960-2000 Change	Percent Change
Grosse Pointe Shores	2,301	3,042	3,122	2,955	2,823	522	22.7%
Grosse Pointe Woods	18,580	21,878	18,886	17,715	17,080	-1,500	-8.1%
Grosse Ponte Farms	12,172	11,701	10,551	10,092	9,764	-2,408	-19.8%
Grosse Pointe	6,631	6,637	5,901	5,681	5,670	-961	-14.5%
Grosse Pointe Park	15,457	15,641	13,639	12,857	12,443	-3,014	-19.5%
Grosse Pointe Area	55,141	58,899	52,099	49,300	47,780	-7,361	-13.3%

accounted for nearly six (6) percent of the total Grosse Pointe areas' population since 1980. Before 1980 the Shores accounted for 4.2 percent and 5.1 percent of the population respectively in the two (2) prior decades.

Figure 7 POPULATION GROWTH TRENDS Number of Persons 1960-2000

Figure 8 POPULATION TRENDS -GROSSE POINTE AREA Number of Persons 1960-2000





Current Southeast Michigan Council of Governments (SEMCOG) estimates indicate that the population has continued to decline. As of February of 2007 the estimate for population within the Shores is 2,691 persons.

It is interesting to note that, even accounting for losses in the population over the last twenty (20) to twenty seven (27) years, Grosse Pointe Shores is the only Grosse Pointe community that has overall gained population since 1960. The remaining four (4) communities have seen decreases ranging from eight (8%) to nearly twenty (20%) percent.

AGE

The age characteristics of a community are among the most important demographic variables. They are a useful indicator of anticipated demand for various types of municipal services and programs, including schools, parks, daycare, employment needs, and services for the elderly.

The steady aging of this nation's population was among the more important trends outlined by the Census data in recent years. After reaching a high of 30.2 years in 1950, the median age for the nation declined the following two decades to 29.5 years in 1960 and 28.3 years in 1970. These declines were largely a response to the high birth rates that occurred during the baby boom years following World War II. The continued aging of the baby boom children during the 1960's, 1970's, 1980's and 1990's partially explains the rise in median age revealed in the 2000 U.S. Census for the nation as a whole. Lower fertility rates and increasingly longer life spans have also contributed to the increase.

Much like that of the nation, the median age in the Shores has steadily risen over the thirty (30) years. In 1970 the median age of a resident was 42 years of age. This median number rose during the decade of the 70's to 44.4 years of age in 1980, and then again during the eighties to 46.3 years of age in 1990. According to the last census, conducted in the year 2000, the median age had again risen, this time to 47.8 years. The other Grosse Pointe communities have had much more stable median ages over the last several decades. This is likely a result of the type of housing that is available in each of those communities. The Shores' higher housing values traditionally dictate the type of resident who is typically able to afford such high end housing. This also impacts the planning and zoning decisions moving forward with respect to the type of housing that will be necessary within the Shores.

Table 10 MEDIAN AGE Number of Years 1970-2000

Figure 9 POPULATION CHANGE BY AGE

Grosse Pointe Shores

Community	1970	1980	1990	2000
Grosse Pointe Shores	42.0	44.4	46.3	47.8
Grosse Pointe Woods	35.2	38.9	39.2	41.7
Grosse Ponte Farms	39.7	39.9	41.2	43.1
Grosse Pointe	39.3	39.3	39.8	41.7
Grosse Pointe Park	33.6	33.1	35.3	38.0

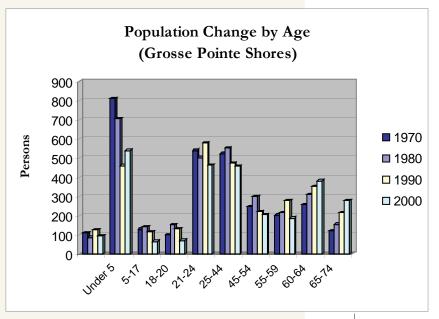


Table 12 AGE CHARACTERISTICS BY LIFE CYCLE CATEGORY - GPS By Percent 1980-2000

	1970		1980		1990		2000	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Under 5	110	3.6%	87	2.8%	127	4.3%	96	3.5%
5-17	812	26.7%	706	22.6%	460	15.6%	540	19.7%
18-20	129	4.2%	142	4.5%	116	3.9%	66	2.4%
21-24	99	3.3%	151	4.8%	131	4.4%	71	2.6%
25-44	539	17.7%	503	16.1%	581	19.7%	462	16.8%
45-54	524	17.2%	554	17.7%	475	16.1%	457	16.7%
55-59	249	8.2%	301	9.6%	221	7.5%	204	7.4%
60-64	203	6.7%	214	6.9%	277	9.4%	187	6.8%
65-74	256	8.4%	309	9.9%	351	11.9%	381	13.9%
75 +	121	4.0%	155	5.0%	216	7.3%	279	10.2%
Total	3,042	100.0%	3,122	100.0%	2,955	100.0%	2,743	100.0%

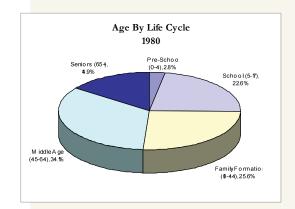
As the overall median age would suggest, the number of younger persons within the community has continued to drop over time, while the number of persons 65 and older has continued to increase. The population over 65 has now risen to slightly over twenty four (24) percent. According to the 1990 census, this percentage was then only 19.2 percent and was 14.9 percent and 12.4 percent, respectively, in 1980 and 1970. In the last thirty (30) years the percentage of the population over 65 has essentially doubled. While the Shores as a whole has lost a total of 212 persons between 1990 and 2000, the number of persons over the age of seventy five (75) has increased by sixty three (63) persons.

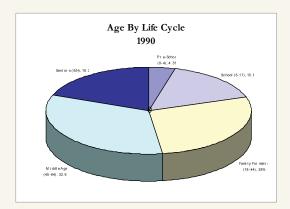
Dramatic decreases in the number of residents of the ages 18-20 and 21-24 have also been seen in the Shores between the 1990 and 2000 Census, a total net loss of one hundred and ten (110) persons. According the 1990 Census this age group accounted for over eight (8) percent of the City's population. Now these categories account for five (5) percent. Part of this is a result of the families within the Shores growing up. A better explanation for this trend is the unfortunate, more regional trend of the young population of Michigan to leave the region for higher education and job opportunities and not come back to their original home areas.

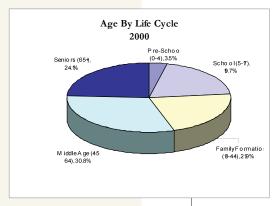
Table 11 POPULATION BY AGE Number and Percent 1970-2000

	1980			1990			2000		
Age	Grosse Pointe Shores	Grosse Pointe Area	Wayne County	Grosse Pointe Shores	Grosse Pointe Area	Wayne County	Grosse Pointe Shores	Grosse Pointe Area	Wayne County
Pre-School (0-4)	2.8	4.6	7.3	4.3	6.4	8.1	3.5	6.1	7.4
School (5-17)	22.6	20.9	22	15.6	17	18.9	19.7	20.1	20.6
Family Formation (18-44)	25.6	33.4	39.4	28	36.8	42.2	21.9	30.2	39.1
Middle Age (45-64)	34.1	26.4	20.8	32.9	23.6	18.3	30.8	27.4	20.8
Seniors (65+)	14.9	14.8	10.5	19.2	17.2	12.5	24.1	16.2	12.1

Figures 10, 11 and 12 AGE BY LIFE CYCLE Grosse Pointe Shores 1980-2000







As noted in the 1991 Master Plan, the location of the Pointes, along the scenic shoreline of Lake St. Clair, makes the Pointes one of the region's most desirable and prestigious addresses. The consequence of this desirability is larger homes and higher property values, which place the homes outside the price range of most young families, especially first time home buyers. Also, because of the value, there is likely a slower turnover rate in housing through sales, especially in today's market conditions. Grosse Pointe Shores can more appropriately be considered a step-up community. Because of the higher values, many potential residents would not be able to move into the community until the more affluent stages of their lives, which in most cases occurs somewhat later in life. This is reflected in the high median age of the community even as compared to the other Pointe communities.

HOUSEHOLD CHARACTERISTICS

The U.S. Census Bureau uses two (2) categories to describe living arrangements: households and families. A household is one person or a group of persons occupying a housing unit. The number of households and occupied housing units are, therefore, identical. Families, on the other hand, consist of two or more persons, related to each other, living in a household.

Household characteristics in general, and the rate of new household growth, have become increasingly important indicators of demographic change within a community. Changes in the number of households and their composition are recognized as a more valid measure of community growth and vitality than are absolute changes in the number of persons. Several reasons account for this view.

At the local level, households generate property tax revenues regardless of how many people are living within the household. Households also generate a demand for durable goods, including cars and appliances, as well as energy (electricity, gas and telephone services) all of which serve to stimulate local and regional economic growth. Local governmental services are impacted by household growth trends, especially the need for public utilities (water and sewage disposal), police and fire services, and solid waste disposal, among others. The number of households also influences traffic levels and the need for future transportation system improvements.

HOUSEHOLD GROWTH

Table 13 HOUSEHOLD GROWTH TRENDS 1970-2000

Household growth within the Shores is largely restricted by the lack of vacant properties within the borders of the City. For instance, a total of three (3) new households were identified between the 1990 and 2000 Census. This capped off a nearly twelve percent increase since 1970, representing an overall increase of one hundred and eleven (111) households. However, new SEMCOG estimates indicate that the total number of households may have decreased since 2000 to 1,031 in April of 2007.

Community	1970	1980	1990	2000	1960-2000 Change	Percent Change
Grosse Pointe Shores	947	1,021	1,055	1,058	111	11.7%
Grosse Pointe Woods	6,391	6,589	6,560	6,531	140	2.2%
Grosse Ponte Farms	3,732	3,791	3,837	3,804	72	1.9%
Grosse Pointe	2,293	2,384	2,387	2,388	95	4.1%
Grosse Pointe Park	4,823	4,834	4,853	4,816	-7	-0.1%
Grosse Pointe Area	18,186	18,619	18,692	18,597	411	285.6%

The only other Pointe community which saw an increase in households between 1990 and 2000 was the City of Grosse Pointe. The increase was a single household. The remaining Pointe communities saw decreases in the total number of households that totaled nearly one hundred.

HOUSEHOLD SIZE

Table 14 HOUSEHOLD SIZE Persons Per Household 1980-2000

Accompanying the increase in household growth was a decline in the size of the average household. At the National level household size has declined steadily since 1950, when it stood at a level of 3.37 persons per household. By the year 2000 it had declined to 2.59 persons per household. This trend has also been seen at the State level.

Further, as in nearly every community within southeast Michigan, the total number of persons living within each household within the Shores has declined over the last thirty (30) years. In 1970 the average number of persons living in a single household was 3.21 persons. Over the next three (3) decades the number fell to 3.06 persons in 1980, to 2.80 persons in 1990 and finally to 2.69 persons per household in the year 2000.

Community	1970	1980	1990	2000
Grosse Pointe Shores	3.21	3.06	2.80	2.69
Grosse Pointe Woods	3.40	2.86	2.69	2.60
Grosse Ponte Farms	3.12	2.77	2.63	2.57
Grosse Pointe	2.87	2.47	2.38	2.37
Grosse Pointe Park	3.22	2.82	2.65	2.58

Table 15
EDUCATIONAL ACHIEVEMENT
By Percent
2000

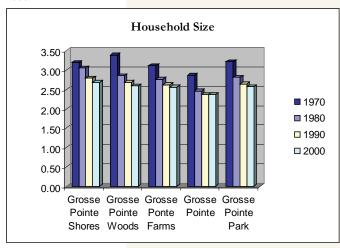
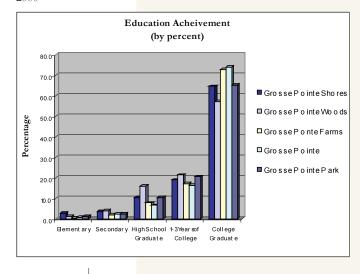


Table 15 EDUCATIONAL ACHIEVEMENT 2000



EDUCATION

As of the 2000 Census a total of nearly sixty-five (65) percent of Grosse Pointe Shores' population had obtained a college degree. This includes associates, bachelors, masters and doctorate degrees. However, this percentage is much lower than that in some of the other Grosse Pointe communities, such as Grosse Pointe Farms and the City of Grosse Pointe. These two communities had nearly seventy three (73) and seventy four (74) percent respective college graduation rates. The difference may be attributed to the fact that the Shores is an older community. Younger communities typically have larger proportions of college educated residents.

Throughout all of the Grosse Pointe communities, the number of persons with a college degree has increased substantially since the 1990 Census. The Shores saw an increase of nearly nineteen (19) percent while the other Grosse Pointe communities each saw an increase of over twenty (20) percent.

POPULATION PROJECTIONS

A necessary element of a Master Plan is to provide an understanding of where the community is heading. For a Plan to be effective and useful, it must indicate if the likely future is one of rapid growth or declining population; new housing construction or maintenance and additions for existing housing; new school children or more empty desks. Such projections are provided by the Southeast Michigan Council of Governments (SEMCOG) in its 30-year Regional Development Forecast.

The SEMCOG forecasts depict a minimal decline in the future population of Grosse Pointe Shores. SEMCOG projected a 2010 population of 2,787 persons, a thirty six (36) person decline, and a projected population of 2,791 persons in 2020, a decline of thirty two (32) persons from the 2000 Census population.

The remainder of the Grosse Pointe communities were also projected to lose population over the same twenty year period (2000-2020). The population of the Pointes is expected to decline from its 2000 population of 47,780 to 45,518 in the year 2010 and to 44,613 in the year 2020.

With the reality of declining household sizes, housing growth will likely always exceed population growth. In Grosse Pointe Shores, though, there is very little room for new housing. It is anticipated that with

Shores, though, there is very little room for new housing. It is anticipated that with little growth in housing based on current housing policies and few vacant infill areas there will be a corresponding decrease in population. This would resemble the demographic story of the Shores over the past 30 years.

Table 16 SEMCOG POPULATION FORECASTS Number of Persons

Community	2000	2010	2020
Grosse Pointe Shores	2,823	2,787	2,791
Grosse Pointe Woods	17,080	16,314	16,056
Grosse Ponte Farms	9,764	9,200	8,934
Grosse Pointe	5,670	5,434	5,360
Grosse Pointe Park	12,443	11,783	11,472
Grosse Pointe Area	47,780	45,518	44,613

TYPICAL GROSSE POINTE SHORES RESIDENT

- Lives in an owner occupied residence that has a median value of \$594,200 and was built between 1940 and 1959
- Has a median age of 47.8 years
- Lives in a married household with a total of 2.69 persons and has lived there since 1995
- Has some form of college education
- Has a mean travel time to work of 22 minutes
- Works in a professional occupation in either the health or education field
- Has a median household income of \$113,882 annually and a median per capita income of \$69,639 annually

PUBLIC INPUT & SURVEY

master land use plan

Survey

In the fall of 2007 Grosse Pointe Shores developed a survey that was sent to every household within the community. The purpose of the survey was to gather the general feeling of the residents of the community on certain key topics that the Master Plan would need to address to be considered a successful document.

As noted above, the survey was sent to every household within the community. The survey was also available for printing from the Shores' website. The survey was anonymous and was to be either dropped off at the Municipal Hall or sent back via mail.

The survey contained a total of eleven official questions and also asked the age of each respondent. A total of approximately six hundred surveys were returned. This equates into a response rate of over fifty (50) percent of the total households.

Where appropriate, these results were utilized by the Planning Commission in the development of the overall Master Plan

Age

A total of five hundred and sixty five (565) persons responded to the first question of the survey. Of this total the largest percentages of persons responding fell in the 51-60 and the 61-70 age groups. This is consistent with Census information provided earlier in the plan. No one under the age of thirty (30) responded to the survey.

For how many years have you resided at your current address in the Village of Grosse Pointe Shores?

A total of five hundred and eighty three (583) residents responded to the question as being how many years they had resided at their current address. Of these respondents, the largest percentage of residents had resided at their residence for over thirty (30) years. A total of over one quarter of the respondents indicated that they had lived in their homes for over thirty (30) years. The remainder of the categories were rather evenly split, ranging from approximately seven (7) percent to seventeen (17) percent.

Age	Number	Percentage
Less Than 20	0	0.0%
21-30	0	0.0%
31-40	20	3.5%
41-50	98	17.3%
51-60	134	23.7%
61-70	133	23.5%
71-80	104	18.4%
80+	76	13.5%
Total Responses	565	

For how many years have you resided at your current address in the Village of Grosse Pointe Shores?	Number	Percentage
0-5	99	17.0%
6-10	89	15.3%
11-15	90	15.4%
16-20	54	9.3%
21-25	61	10.5%
26-30	42	7.2%
30+	148	25.4%
Total Responses	583	100.0%

What City Did You Move to Grosse Pointe Shores From?

The largest number of respondents to this question came from Grosse Pointe Woods. Approximately one third (33.3 percent) of the respondents noted their previous residence was in the Woods. Seventy-six additional respondents noted their previous residence was located in one of the other Grosse Pointes, either the Farms, the City or the Park. The other two main locations noted were the city of Detroit and St. Clair Shores. Of note, the majority of the respondents who indicated that their previous residence was in Detroit were also typically those residents that had been in the Shores the longest.

A number of respondents also indicated that they had moved to their current house from another location within the Shores. These were left out of the survey percentages since these were not new additions to the community.

You moved to your current address in		
Grosse Pointe Shores from which City	NT1	Danasatasa
and State	Number	Percentage
Grosse Pointe Woods	117	33.3%
Grosse Pointe Farms	42	12.0%
Detroit	40	11.4%
St. Clair Shores	35	10.0%
Grosse Pointe Park	20	5.7%
Grosse Pointe	14	4.0%
Warren	10	2.8%
Harper Woods	7	2.0%
Troy	6	1.7%
Clinton Twp	5	1.4%
East Detroit	4	1.1%
Fraser	4	1.1%
Birmingham	3	0.9%
Bloomfield Hills	3	0.9%
Shelby Township	3	0.9%
Berkeley	2	0.6%
Ann Arbor	2	0.6%
Dearborn	2	0.6%
Rochester	2	0.6%
Sterling Heights	2	0.6%
Belleville	1	0.3%
Centerline	1	0.3%
Algonac	1	0.3%
Harrison Township	1	0.3%
Highland Park	1	0.3%
Kalamazoo	1	0.3%
Lapeer	1	0.3%
Lathrup Village	1	0.3%
Livonia	1	0.3%
Mt. Clemens	1	0.3%
New Baltimore	1	0.3%
Novi	1	0.3%
Rochester Hills	1	0.3%
Roseville	1	0.3%
Westland	1	0.3%
White Lake	1	0.3%
Out of State	12	3.4%
Total	351	
	551	

How Would You Rate Your Quality of Life in Grosse Pointe Shores?

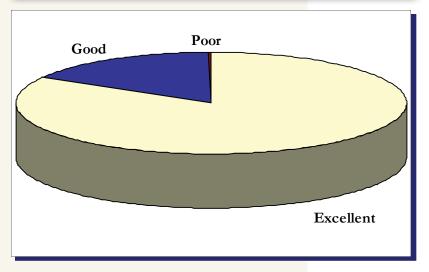
Of the total number of respondents (587), approximately eighty three (83) percent indicated that their quality of life is excellent. Essentially the remainder of the respondents indicated their quality of life was good, while only one (1) respondent indicated that his/her quality of life was poor.

Many comments were provided in addition to check boxes indicating that residents were very satisfied with the performance of the Shores municipal administration.

Do You Expect to Live in Grosse Pointe Shores for the Next 5 years, 10 years, 20 years, or the Remainder of Your Life?

A total of five hundred and seventy eight (578) residents responded to this question. Of that total, nearly one half (49.5 percent) indicated that they planned on living in Grosse Pointe Shores for the remainder of their lives. A total of approximately forty (40) percent indicated that they planned on living in the Shores for no more than ten (10) years. The total number of residents who plan on living within Grosse Pointe Shores for the remainder of their lives is likely slightly higher than actually shown. A number of surveys of older residents indicated that they planned on staying in the Shores for five to ten (5-10) years, which may coincide with the remainder of their lives.

How would you rate your quality of life in Grosse Pointe Shores	Number	Percentage
Excellent	489	83.3%
Good	97	16.5%
Poor	1	0.2%
Total	587	



Do you expect to live in Grosse Pointe Shores for the	Number	Percentage
Next 5 Years	123	21.3%
Next 10 Years	115	19.9%
Next 20 Years	54	9.3%
Remainder of Your Life	286	49.5%
Total	578	

If you plan on moving from Grosse Pointe Shores in the next five years what is the likely reason(s) you would leave?

The largest response, by ninety three (93) residents or twenty nine (29) percent of total respondents, indicated that the high taxes within the Shores would be the reason for them to leave the community. The next highest response was that the upkeep on the house was too great or that the resident would look for a smaller house with less upkeep. A total of fifty four (54) residents, or nearly seventeen (17) percent of the respondents, replied this way. The next highest response (42 responses, or 13.1 percent) was general age and retirement; the respondents did not actually state what about that situation would cause them to move. One can generally assume that several reasons would likely be the weather, downsizing, to be close to other family members, etc.

Should the Village plan for an area to be privately developed for senior housing such as single detached active living units or garden style apartments?

The mention of senior housing or housing that is more conducive to those individuals who are near or at retirement age was mentioned in responses throughout the survey; however, when asked directly if the Shores should plan for areas of this type of housing the response was split fairly evenly. A total of fifty-five (55) percent of the respondents indicated that they would be in favor of such a planning policy, while the remaining surveys indicated that there was no need for such housing. Common responses to this question for those who responded "no" included that there were no areas in which such housing could be provided and that there were a number of other types of senior or retirement housing within the other Grosse Pointe and surrounding communities.

If you plan on moving from Grosse Pointe Shores in the next five years what is the		
likely reason (s) you would leave	Number	Percentage
Taxes Too High	93	29.0%
Upkeep of Current House / Downsize	54	16.8%
Overall Age / General Retirement	42	13.1%
Work Related / Bad Economy	29	9.0%
Better Climate	23	7.2%
Quality of Life Deteriorating	16	5.0%
Lack of Senior Housing	12	3.7%
School District Quality and Boundaries	9	2.8%
To Be By Family	6	1.9%
Limited Parks and Recreation Opportunities	6	1.9%
Change in Population Makeup	5	1.6%
Higher Crime Rate	5	1.6%
Decreasing Property Values	4	1.2%
Poor City Services	4	1.2%
Health Reasons	2	0.6%
Desire for Additional Property	2	0.6%
Cost of Living	2	0.6%
The Community is Not Child Friendly	1	0.3%
No Shopping or Eating Opportunities	1	0.3%
Increased Development	1	0.3%
Other	4	1.2%
Total	321	

Should the Village plan for an area to be privately developed for senior housing such as single detached active		
living units or garden style apartments	Number	Percentage
Yes	318	55.4%
No	256	44.6%
Total	574	

If you answered yes to the question above, what type of senior housing would you be in favor of?

As shown in the associated chart, the response to this question indicates that Grosse Pointe Shores residents are evenly split in terms of what type of senior or retirement housing should be provided (if any). Again, the responses to the question above indicated that the community as a whole is split as to whether this type of housing should be provided at all. However, if included in the plan, the highest response favorded totally independent housing, with a total of one hundred and sixty four (164) responses or twenty-nine (29) percent. The next highest response favored detached units, with twenty-eight (28) percent of responses, translating into one hundred and fifty eight (158) responses.

If you answered yes to number 6 above, what type of senior housing would you be in favor of	Number	Percentage
Assisted living	142	25.2%
Attached	99	17.6%
Totally Independent	164	29.1%
Detached	158	28.1%
Total	563	

Would you be in favor of allowing some of the larger lots in the Village to be split or subdivided to allow for additional housing along the lake side of Lake Shore, north of Vernier, provided that the additional housing was consistent with the current housing in Grosse Pointe Shores?

Of a total of five hundred and sixty three (563) respondents, three hundred and seven (307), or fifty-four and one-half (54.5) percent, responded favorably to the idea of allowing the larger lots north of Vernier to be redeveloped with additional high quality residential units. The remaining forty-five and one-half (45.5) percent were not in favor of the redevelopment.

Would you be in favor of allowing some of the larger lots in the Village to be split or subdivided to allow for additional housing along the lake side of Lake Shore, north of Vernier, provided that the additional housing was consistent with		
the current housing in Grosse Pointe Shores	Number	Percentage
Yes	307	54.5%
No	256	45.5%
Total	563	

Would you be in favor of allowing for attached, townhouse condominium type residential units to be constructed within the Village?

A total of nearly fifty-five (55) percent of the respondents indicated that they would not be in favor of allowing for attached townhouse units within the Shores.

Would you be in favor of allowing for attached, townhouse condominium type residential units to be constructed within the Village	Number	Percentage
Yes	254	45.4%
No	306	54.6%
Total	560	

What amenities, if any, should the Village of Grosse Pointe Shores provide for its residents which are not currently offered?

The most common amenity deemed desirable by respondants was additional community facilities. The largest response was for a community building. A total of ninety-three (93) responses were made for such a building. In addition, another eleven (11) responses supported a community room. These two responses total approximately one-third of the total responses. The next most common response was for a concession area to be provided at the park. A total of seven (7) percent or twenty-two (22) responses supported a concession stand. A total of approximately four percent of the responses were for a "better park". However, no real detail was given in most responses as to what would constitute a better park. Finally, just over three (3) percent of the responses were for a better pool at the park. This included mainly clean up and renovations.

Senior services and senior housing were also common responses; this includes senior shopping service (4.9 percent), senior housing (4.2 percent), additional senior services (3.9 percent), and several other minor senior services.

The final significant response was given for a greater number of jogging and bike pathways within the community. The largest response supported a pathway along Lakeshore. This accounted for approximately four and one-half percent of responses. Sidewalks within the park and wider sidewalks in the community were also noted. Each response accounted for nearly one (1) percent of the total number of responses.

What amonities if any should the Village		
What amenities, if any, should the Village		
of Grosse Pointe Shores provide for its		_
residents which are not currently offered	Number	Percentage
Community Recreation Building	93	30.2%
Concession Stand at Park	22	7.1%
Senior Shopping Service	15	4.9%
Pathway Along Lakeshore	14	4.5%
Additional Senior Housing	13	4.2%
Better Overall Park	12	3.9%
More Senior Services	12	3.9%
Community Recreation Room	11	3.6%
Provide Improvements to Existing Pool	10	3.2%
Lower Taxes	9	2.9%
Splash Pool	9	2.9%
Indoor Pool	8	2.6%
Additional / Better Cable, Internet, Cellular Service	6	1.9%
Additional Public Boat Launch	4	1.3%
Theater at Park	4	1.3%
Wider Sidewalks	4	1.3%
Additional Public Lake Access	3	1.0%
Sidewalks in Park	3	1.0%
Rental Inspections for Housing	3	1.0%
Better City Service	3	1.0%
Provide Senior Discount on Taxes	3	1.0%
Recycling facilities	3	1.0%
Senior Transportation	3	1.0%
Better schools	2	0.6%
Ice Rink	2	0.6%
Wildlife Removal	2	0.6%
New, Improved Harbor	2	0.6%
Human Powered Vessel Storage	2	0.6%
Lap Pool	2	0.6%
Road Repairs	2	0.6%
Provide Senior Trips	2	0.6%
Better Billing for Water Services	2	0.6%
Teen Recreation Amenities / Center	2	0.6%
Provide Snowplowing for Private Driveways	2	0.6%

What amenities, if any, should the Village of Grosse Pointe Shores provide for its residents which are not currently offered - Continued?

Additional response to question #10 appear to the right.

What amenities, if any, should the Village of Grosse Pointe Shores provide for its residents which are not currently offered	Number	Percentage
Ability to Shop Within Community	1	0.3%
Ability to Walk to Grocery Stores	1	0.3%
Housing for Younger Residents	1	0.3%
Additional Street Lights	1	0.3%
Condominium Living	1	0.3%
Ability to Utilize Other City Parks	1	0.3%
Limit Harbor Plan	1	0.3%
Hoists in the Slips at Marina	1	0.3%
Create Flow-through for accretion	1	0.3%
Village Managed Day Care	1	0.3%
Outdoor Walking Track / Pathway	1	0.3%
Platform Tennis Courts	1	0.3%
Relax Swim and Tennis Requirements	1	0.3%
Residential Policy for Park	1	0.3%
Clean Up Along Shoreline of Lack	1	0.3%
Bike Path Along Lakeshore	1	0.3%
Additional Eating Establishments	1	0.3%
Twice weekly garbage pick up	1	0.3%
Return postage for future surveys	1	0.3%
Total	308	

11

Current Village building regulations limit the maximum size of the footprint of a single family residence to twenty-five percent of the size of the lot. Should this limit be increased to allow larger homes?

A total of five hundred and forty-eight (548) people responded to this question. Of those respondents a total of three hundred and eighty (380), or nearly seventy (70) percent, indicated that an increase in the total lot coverage which would allow for large homes or expansion of ranch style homes should not be permitted.

Current Village building regulations limit the maximum size of the footprint of a single family residence to twenty five percent of the size of the lot. Should this limit be increased to allow larger		
homes.	Number	Percentage
Yes	168	30.7%
No	380	69.3%
Total	548	

VILLAGE OF GROSSE POINTE SHORES Planning Commission - Resident Survey

The Village of Grosse Pointe Shores Planning Commission is in the process of reviewing the Village's Master Plan. As a critical part of this process, we would like input from our current homeowners. All information will remain confidential. We will publish the results on our webpage (www.grossepointeshores.org). We hope you will take five (5) minutes of your time to assist us and we invite you to attend our regular meetings on the first Tuesday of each month, 8 a.m. held on the first floor Council Room of the municipal building. Please feel free to mail your response to the Village, or you may drop off the survey at the Village Office during regular business hours, 8:30 a.m. to 5:00 p.m. Monday thru Friday. Please return your completed survey no later than September 30, 2007.

Your age	
1.	For how many years have you resided at your current address in the Village of Grosse Pointe Shores? years
2.	You moved to your current address in Grosse Pointe Shores from which city and State?
	CityState
3.	How would you rate your quality of life in Grosse Pointe Shores?
	Excellent Good Poor
4.	Do you expect to live in Grosse Pointe Shores for the:
	Next 5 yearsNext 10 yearsNext 20 yearsRemainder of your life

5.	If you plan on moving from Grosse Pointe Shores in the next five (5) years, what is the likely reason(s) you would leave?		
6.	Should the Village plan for an area to be privately developed for senior housing such as single detached active living units or garden style apartments?		
	Yes No		
7.	If you answered yes to number 6 above, what type of senior housing would you be in favor of?		
	Assisted Living Totally Independent		
	AttachedDetached		
8.	Would you be in favor of allowing some of the larger lots in the Village to be split or subdivided to allow for additional housing along the lake side of Lake Shore, north of Vernier, provided that the additional housing was consistent with the current housing in Grosse Pointe Shores?		
	Yes No		
9.	Would you be in favor of allowing for attached, townhouse condominium type residential units to be constructed within the Village?		
	Yes No		

10.	What amenities if any should the Village of Grosse Pointe Shores provide for its residents which are not currently offered?
11.	Current Village building regulations limit the maximum size of the "footprint" of a single fami residence to twenty five (25) percent of the size of the lot. Should this limit be increased to allow larg homes?
	Yes No

VISIONS & STRATEGIES

master land use plan

VISIONS & STRATEGIES

Administration by Municipal Officials, legislative action by the City Council, quasi-judicial rulings by the Zoning Board of Appeals, and administrative action and recommendations by the Planning Commission are sometimes criticized as being capricious and arbitrary. Clear-cut statements of policy can go far to minimize the perceived arbitrariness of certain planning and planning-related actions. They can guide and substantiate honest, intelligent decisions. They can also serve the community planner and the Planning Commission as an anchor of objectivity. Another useful function performed by policy statements is in the area of informing the public about the thinking of the Planning Commission with regard to land use decisions. This section is designed to provide the overall policies of Grosse Pointe Shores as well as provide more detailed statements of issues and the means through which those overall policies and stated issues may be addressed.

General

- Preserve the unique beauty of Grosse Pointe Shores, including the waterfront setting, natural landscape, existing character, and overall clean, healthy and well-maintained living environment.
- Recognize and strive to maintain the generally quiet and peaceful atmosphere of Grosse Pointe Shores.
- Preserve the special existing atmosphere of "community" in which the diversity of citizens, interests and actions contribute to a spirit of public involvement and cooperation and to an overall harmonious setting.
- Continue to encourage as many individuals and groups as possible to become involved in the provision of services and facilities needed or desired by the community through volunteer efforts, in concert with each other.
- Encourage efforts to preserve and communicate to future generations the history of the City so that all may understand the base upon which what currently exists was built.
- Promote development that is attractive and aesthetically pleasing.

Specific

One of the initial steps in the master planning process was to identify those strategic issues that have the greatest potential impact on the community, whether positive or negative. The following is a brief description of the strategic issues that surfaced during the initial portions of the master plan process and potential methods to address each issue.

However, it is important to note that Master Plans are living documents and that alternative means of addressing the stated policies and issues may arise over the timeframe of the Plan. The Plan recognizes that the implementation of those alternative means may also be appropriate. Again, addressing the policy or issue is the key but not necessarily the means by which objectives are accomplished.

- The management of building massing and the relationship to other neighboring housing Ensuring that home massing and configuration are coordinated between sites through appropriate lot coverage ratios, sliding scale setbacks and building heights.
 - 1. Develop zoning ordinance amendments for side yard setbacks, similar to the rear yard setback requirement that requires larger setbacks for two story homes. Care will need to be taken in regard to the placement of existing housing.
 - 2. Continue to enforce the Shores' design review regulations to ensure that large blank walls are avoided on any facade.
 - 3. Ensure that landscaping plans that are approved consider building relationships along mutual property lines and help mitigate impacts which may arise due to building size differences and overall building relationships.
- The preservation of greenspace between existing residential structures and the adjacent roadway Minimizing the impact and amount of building, patio, driveways and the like within the front yard.
 - 1. Maintain the setback of one hundred and forty five (145) feet along Lakeshore to ensure that the estate style yard space is preserved.
 - 2. Develop an impervious surface ratio for rear yards similar to that established within the front yard.
 - 3. Continue to enforce the existing lot coverage ratio. However, the actual percentage of lot coverage could be adjusted for certain lots within the community where all setbacks and building massing regulations have been met, or on small lots where appropriate size housing cannot be achieved without larger lot coverages.

- Proper maintenance of vacant housing currently found within the Shores Ensuring that homes left vacant by the current economy are maintained in a proper manner and are safely secured.
 - 1. Utilize existing tools, including the City's property maintenance code to ensure maintenance of these buildings.
- The conversion of predominate ranch housing districts to 1 ½ and 2 Story Homes thereby changing the character of those specific areas and impacting surrounding single story residential homes.
 - 1. Develop an ordinance amendment that allows for a larger height increase for ranch style homes in order to allow for more contemporary designs, while still limiting the potential impacts of building massing.
 - 2. Continue to review each home plan for compliance with the adopted architectural design guidelines which include building, massing and styling.
 - 3. Realize that market and resident preference may dictate that homes are converted to one and a half or two stories. If converted properly impacts can be minimal.
- The development of additional structures / uses at the Grosse Pointe Yacht Club Ensuring the view line along Lakeshore is maintained in its current condition and that proposed structures are in compliance with existing architecture and character.
 - 1. Utilize the existing ordinance amendments with respect to the typical front yard setback for all structures along Lakeshore in that area.
 - 2. Work with the Yacht Club to ensure that architecture, massing and landscaping are coordinated with the existing high quality architecture found on the site.
- The age of structures within the community as well as style of homes currently within the Shores may not correspond with the current wants and needs of those persons in the housing market Recognize that renovations and building expansions may be necessary to accommodate a changing housing market.
 - 1. Review existing height limitations within all zoning districts to ensure that current roof pitches, ceiling heights, and floor plan configurations can be accommodated within reason.
 - 2. Review setback relationships between one story and two story homes to potentially allow for housing renovations and expansions while ensuring that building massing between properties remains appropriate.
 - 3. Ensure that architectural standards for the Shores are being met for each renovation or addition, and promote architectural compatibility between adjacent residential structures.

- Certain properties along the waterfront may not be feasibly kept as a single lot with the current residence Understand the need to plan for the potential conversion of some residential lots for multiple splits through either the subdivision, site condominium or land division process.
 - 1. Consider the potential redevelopment of larger properties along the waterfront through the use of a planned unit development process or an overlay district which sets forth desired conditions for building relationships.
 - 2. Review setback and residential building configurations to ensure that proper relationships are maintained between new and existing residential structures and Lakeshore.
 - 3. Ensure that all new residential development that requires the construction of new streets meets the road construction standards of the City.
 - 4. Ensure that where necessary, proper landscaping and buffering is provided between new residences and those that currently exist. This is a particular concern where rear yards abut either front or side yards of existing homes.
- The development of additional lands through either sea wall extension or through accretion and its impact on existing residential setbacks along the shoreline Managing setbacks and view lines of those residents along the shoreline to allow appropriate building expansions while still maintaining adequate site lines for adjacent residences.
 - 1. Review the current setback provisions for those areas north of the park in regard to additional property that has been obtained/recognized through the accretion process. This may allow for buildings to be built closer to the shoreline.
 - 2. Review the potential for averaging the setbacks along the shoreline much like front yard setbacks are regulated thereby minimizing the amount of view obstruction that occurs from residence to residence while still recognizing the new land area.
 - 3. Address these issues by the creation of new regulations that involve a very public process given due consideration to input from those land owners directly impacted by such regulation.
- The Shores needs to continue to provide and upgrade recreation facilities to provide an array of recreation uses to all age groups in an effort to attract more families to the community.
 - 1. Install a multi-use pedestrianway along Lakeshore to replace or complement the existing sidewalk. This path could be tied to a jogging system within the park as well as within the municipal office complex.

- 2. Develop a capital improvements program to implement improvements to the existing pool located at the park.
- 3. Continue to promote the use of the harbor and ensure upkeep on the new harbor improvements that were completed in 2008.
- Develop a recreation center to be located either at the existing park site or on the property of the municipal hall complex.
 - 1. Obtain additional input on the types of recreational amenities desired at a new recreational facility through either a specific survey or a public input session.
 - 2. Work with an architect to develop space needs and conceptual drawings for the recreational facility.
- Protect the existing single family residential character of the Shores while allowing for an older adult living facility in either a single family or non-single family type setting.
 - 1. Follow the Master Plan land use designations that do not promote the conversion of any properties within the community for non-residential use, aside from the existing exceptions for the Municipal Hall, the Grosse Pointe Yacht Club, and the Ford Estate.
 - 2. Recognize that existing services within the surrounding Grosse Pointe communities, St. Clair Shores, the City of Detroit, etc., provide for necessary retail, employment opportunities, as well as entertainment.
 - 3. As market demand allows, review the potential for an older adult living facility to be constructed in an appropriate location that meets the standards of the Shores.
 - 4. Recognize the number of existing older adult living facilities in adjacent communities and that the need for such a facility may be accommodated in an adjacent community.
 - 5. If additional non-residential uses are proposed within the community, the City should address the need and appropriateness of such a use through the Master Plan and should ensure that appropriate regulations are developed to mitigate adverse impacts.
- As the economy continues to change within southeast Michigan a consolidation of services may need to be explored.
 - 1. Maintain existing working relationships with surrounding Grosse Pointe communities such as mutual aid emergency services.

2. Continue to work towards a "regional" water source for the Shores and the surrounding Grosse Pointe communities that provides more local control in terms of pricing, operation and maintenance of the system.

LAND USE PLAN

master land use plan

INTRODUCTION

The primary asset for Grosse Pointe Shores is its highly desirable single family residential setting. The Shores has long been associated with excellent high end housing, exemplary schools, the Yacht Club and the Park and has therefore long been a destination for those seeking a high quality residential living environment. The Land Use Plan for Grosse Pointe Shores recognizes these attributes and promotes the preservation of the existing single family neighborhoods while allowing for progress and housing improvements that are consistent with today's housing trends and desires.

Much like the 1993 Master Plan, the new Land Use Plan divides the community into separate, distinct housing districts that depict lot character as well as housing character. Further, the Land Use Plan also provides several other main land use categories, including public and semi-public land uses. The qualities of and the plans for each one of these designations will be explained further in the following text.

Residential housing character compatibility, property maintenance and rental housing have all arisen as major issues within the Shores over the last several years. The Shores will need to continue to review ordinances that regulate issues such as property maintenance, rental and ownership, residence placement and character, etc., to help ensure the long term preservation of the unique character of the Shores.

SURROUNDING COMMUNITIES

When planning for particular land uses within a community it is always important to review not only the environs within the Community but also those of the surrounding border communities. The Shores has three communities sharing a common boundary. These include the City of Grosse Pointe Farms to the south, the City of Grosse Pointe Woods to the west and the City of St. Clair Shores to the north. The following provides a brief synopsis of the surrounding planned uses within each of these communities.

GROSSE POINTE WOODS

Single Family Low Density - From the western boundary of the City to Vernier Road, the City of Grosse Pointe Woods (GPW) has planned for single family low density. This planning designation encompasses most of the area south of Vernier and east of Mack Ave. This category is designed to provide an environment of predominately lower density, single family detached dwellings, along with related uses, on lots of 7,200 square feet and greater.

Single Family Medium Density - From Vernier Road to the north end of the City, GPW has planned for single family residential land uses consistent with their medium density designation. This land use classification is designed to allow medium density residential development for single family detached dwellings, along with other related facilities, on lots of less than 7,200 square feet.

Institutional - Within the Woods there are two uses designated on the Master Plan for institutional use. These include the elementary school as well as church/school facility located on Fairford Road. This land use designation is located where existing schools, churches, and public buildings are currently in operation within the City.

GROSSE POINTE FARMS

The southern boundary of the Shores is bounded by the City of Grosse Pointe Farms. The majority of this boundary area consists of single family residential structures. This area is also home to the Country Club of Detroit Golf Course

ST. CLAIR SHORES

Only a very small portion of Grosse Pointe Shores shares a boundary with St. Clair Shores. This mutual boundary is at the far north end of the Shores. The two following designations are generally in this area.

Single Family Residential - The St. Clair Shores Master Plan calls for the preservation of the single family residential neighborhoods that are in place at this time. No significant changes to planned land use are foreseen for this area.

Parks and Recreation - The Master Plan calls for the preservation of all existing parks and public facilities and does not envision the expansion of any of these areas. However, the Plan does call for the long term acquisition of lake front land along the shoreline for recreation and public purpose.

LAND USE DESIGNATIONS

LAND USE DESIGNATIONS

Grosse Pointe Shores is one of the more unique municipalities in Michigan in that the community is entirely single family residential with the exception of several properties. The character of the Shores is established by the lot sizes and configuration found throughout, along with the high quality of the housing architecture and surrounding premises. Therefore it is paramount to closely manage the future development and redevelopment of lots and residential structures within the Shores.

The following section outlines the Master Plan recommendations for the types of uses and lot sizes for all areas within the community; including recommendations for lot area, lot configuration, lot width, setbacks, etc. Also included within this section are the land use classifications of Public and Semi-Public.

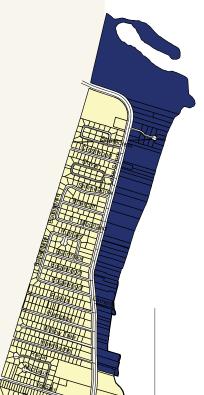
RESIDENCE LAKESHORE LAKEFRONT DISTRICT

Currently, the Shores requires existing lots within the Residence Lakeshore Lakefront Zoning District to have a minimum lot area of twenty (20,000) thousand square feet with a minimum width of one hundred (100) feet. In an effort to preserve the large estate appearance along this area of Lakeshore, the Shores has also developed regulations for any new land divisions requiring such divisions to be a minimum of two hundred (200) feet in width. While promoting estate size lots, this provision will also limit the number of new driveways entering Lakeshore.

According to municipal records there are a total of six (6) lots within the Residence Lakeshore Lakefront District that are non-conforming. Most of these are nonconforming as a result of either lack of street frontage or insufficient lot area. However, with such a limited number of nonconforming lots, no changes in regulation are anticipated to address these lots. The Master Plan envisions that these lots will continue to be considered as existing nonconforming lots and reviewed accordingly under the Zoning Ordinance.

ILLUSTRATION #3

Residence Lakeshore Lakefront
District - shown in blue extends from
Grosse Pointe Shores Park to the
northern boundary of the community.



The Planning Commission has determined that no changes are necessary to the underlying requirements of the Residence Lakeshore Lakefront District. However, it is recommended that certain features may be constructed within the one hundred and forty five (145) foot setback. This would include fountains, patios and the like. However, the required impervious surface ratio would still need to be maintained.

Potential Requirements

The Planning Commission has begun to review the long term vision for those lots on the lake side of Lakeshore, north of Vernier. As a part of the Master Plan process a questionnaire was sent to every household. One of the questions asked was;

"Would you be in favor of allowing some of the larger lots in the Village to be split or subdivided to allow for additional housing along the lake side of Lake Shore, north of Vernier, provided that the additional housing was consistent with the current housing in Grosse Pointe Shores?"

The response to this question was that nearly fifty five (55) percent of the respondents agreed that further dividing of property in this location would be acceptable if the new housing created met the standards for housing within the remainder of the Shores. The Master Plan does recognize that change may occur in this area and the potential of this area to redevelop with the demolition of certain residences, the development of small cul-de-sac roadways accessing the deep properties and allowing the further division of the properties. However, it is the goal of the Master Plan that the lots and houses in this area are preserved in their current configuration unless economic conditions or other circumstances dictate otherwise.

If this area is to be redeveloped, special attention will need to be given to the relationship of the new residential structures to Lakeshore as well as to the remaining adjacent residences. Unique housing configurations will likely occur if cul-de-sacs are developed. The view from Lakeshore would likely be the side of a new home rather than the front as is traditional. Further, the rear of new residences would likely face the side facade of existing structures not being redeveloped. In an effort to help minimize these impacts, careful consideration of building massing and setbacks, as well as extensive landscaping, may be necessary between newly planned housing and the existing residences. This is particularly important where the private space of the rear yard of any newly created residence would be directly abutting the side facade and yard of existing home(s). To provide uniformity along the frontage of the Lakeshore corridor, it is anticipated that the setbacks for structures along

Lakeshore will be maintained at the currently required one hundred and forty five (145) feet. This requirement would be maintained even if a newly constructed residence fronts on a newly constructed culde-sac. This would maintain the stately appearance of properties along the community's most prominent roadway. However, a revised setback for those lots that may be divided in the future and that front upon an interior cul-de-sac lot rather than Lakeshore would also likely be necessary. Currently, the remainder of the community has a front yard setback of thirty (30) feet. It is envisioned that a similar setback would be appropriate for such a scenario. To accomplish this, if redevelopment is to occur in this area, the use of an overlay district or planned unit development (PUD) may be appropriate allowing discretion to the City in terms of review and approval as well as providing flexibility to the landowner.

Mp

Master Plan Recommendation: The creation of a new Residential Lakeshore Estates District (north of Vernier): This district would be structured similar to the existing Residence Lakeshore Lakefront Zoning District. However, as noted above, the Master Plan recommends that new zoning provisions be added to the existing Zoning District to accommodate potential redevelopment along the east side of Lakeshore. With the smaller lots within the Residential Lakeshore Estates designation (west of Lakeshore), north of Vernier the necessity for the revised lot sizes is not necessary.

RESIDENTIAL LAKESHORE ESTATES - NORTH VERNIER DISTRICT

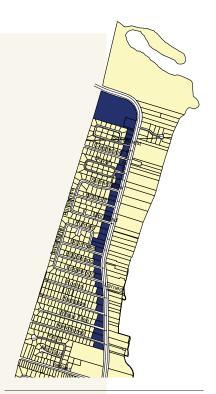
Residences within this area of the community, while still along Lakeshore, have a slightly different character than their counterparts south of Vernier Road. Lots in this area are on average approximately one half of the depth of those lots to the south of Vernier. Lots sizes are approximately 20,000 square feet in size. The residences within this area still meet the typical eighty five (85) foot setback from Lakeshore. The rear yards for these lots vary from approximately ten (10) feet of depth to well over thirty (30) feet. The general lot depth in this area is approximately one hundred and sixty (160) to one hundred and eighty (180) feet, with the majority of lots being one hundred and seventy (170) feet deep.

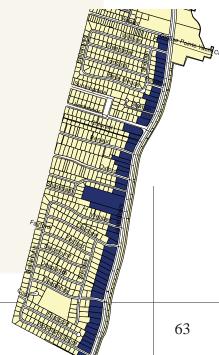
RESIDENTIAL LAKESHORE ESTATES - SOUTH VERNIER DISTRICT

Residences within this district provide the community with one of its most notable characteristics. The significant estate size setbacks from Lakeshore (145 feet) within this area provide a substantial greenspace and grandeur to the residences. Further, lots within this area of the community, some of the largest within the Shores, are generally 30,000 square feet in size.

ILLUSTRATIONS #4&5

Residential Lakeshore Estates shown in blue traverses the entire length of the west side of Lakeshore.





Currently, this area of the Shores is regulated by the Residence Zoning District. The requirements of the Residence District are designed for the interior lots of the community and only require one hundred (100) feet of frontage and twelve thousand (12,000) square feet of area.

Corner Lots

The creation of a new Residential Lakeshore Estate District will also need to address corner lot setbacks. These corner lots, must respect the front yard setbacks of Lakeshore as well as the intersecting streets. Grosse Pointe Shores has established the front yard setback to be thirty (30) feet in most cases, unless the averaging provision requires additional setback for character reasons.



Master Plan Recommendation: The Master Plan envisions the creation of a separate Zoning District for those lots that front on the west side of Lakeshore. These lots are generally over twenty thousand (20,000) square feet in size and have a substantial frontage. Currently, as noted above, these lots fall within the requirements of the Residence District.

Further, as noted previously, the Commission has determined that certain features may be constructed within the one hundred and forty five (145) foot setback. This would include fountains, patios and the like. However, the impervious surface ratio would still need to be maintained.



Master Plan Recommendation: The development of a new Residential Lakeshore Estate District should accommodate the placement of pools, fountains, patios and the like. It may be appropriate to review the placement of these types of structures within the frontyard as a special land use, thereby maintaining discretionary authority and allowing the City to ensure that adjacent neighbors are protected from any adverse impacts.

INTERIOR RESIDENTIAL DISTRICTS

Nearly the entire community is planned for single family residential purposes. Again, the only exceptions are the Municipal Hall, Grosse Pointe Shores Park, the Grosse Pointe Yacht Club and the Edsel & Eleanor Ford House. The vast majority of that area planned for single family residential purposes lies within the interior portions of the community, not adjacent to Lakeshore or the Lake itself. However, this interior area of the Shores, while all single family residences, does have its own unique characteristics within certain areas. These characteristics include overall lot size, including lot width, area and depth, as well as building height and building type. Therefore the interior residential districts are further defined by lot and building character as follows:

One Story Districts

Several areas of the Shores have a predominately different architectural character than the remainder of the community. The following districts consist largely of single story ranch homes. The community has traditionally made every attempt to preserve the character of these streets and the architectural relationship between single story homes by limiting the introduction of larger, "bigfoot" homes into these areas. The following districts are highlighted as being single story districts that require particular attention to building height and massing:

- **Edgewood District**
- Clairview District
- Shorecrest District
- Ballantyne/Stonehurst District
- Willison/Greenbriar District

As architectural preferences continue to evolve and land values continue to increase, the pressure to increase home sizes in this area also grows. The Commission, understanding the need to evolve with market preferences, has determined that slight increases in residential height may be appropriate in some of these areas. However, the height of buildings must be closely monitored to ensure that unnecessary impacts on adjacent residences are avoided.

The Shores has adopted ordinances allowing for the averaging of building heights, plus a slight increase above the average thereby allowing for a gradual increase in building height over time limiting the immediate impact of any major construction or rebuild. Currently the averaging provision allows for a twenty five percent increase above and beyond the average height of the closest two (2) residential structures.

The impact of taller residences on existing shorter ranch style homes can also be addressed by increasing the setback of a planned residence on the sides abutting any older, shorter residence. This would limit the impact of larger building massing adjacent to existing homes. Increasing side yard setbacks would typically only be achievable in those instances where major renovations, including tear downs, are foreseen. However, in some areas the limiting of further encroachment toward the required side yard may be feasible.



Master Plan Recommendation: The Master Plan recommends that the average height provision be increased within those areas that include predominately one and one and one half story homes to allow for current architectural preferences.

- One Story Districts
- Lot Width Districts
- Lot Depth Districts

ILLUSTRATION #6

One story residential districts shown in blue - found in small nodes throughout the community.

LOT DEPTH

ILLUSTRATION #7&8
Districts with smaller
lot depths are shown in
blue

Colonial District - Lots within this District are traditionally much more shallow than those existing throughout the remainder of the Shores. The typical lot within this area is approximately one hundred (100) feet by one hundred (100) feet. With minimum setbacks of thirty (30) feet in the front and fifteen (15) or thirty (30) feet in the rear (depending on house type), a very small building envelope exists. The typical front yard setback for the existing residences is between twenty two (22) to twenty six (26) feet. Setbacks on the south side of the street are on average slightly larger than those on the north side of the street. Further, these lots don't meet minimum area requirements.

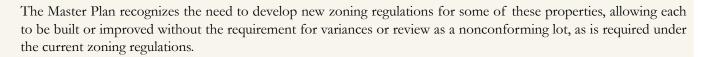
Master Plan Recommendation: The Master Plan recommends that the Zoning Ordinance be amended to reflect the typical reduced setback of the homes along Colonial. The Ordinance provisions should continue to utilize the community's setback averaging provisions, but the minimum setback should be reduced.

Willow Tree (South Side) District - The lots along the south side of Willow Tree generally just meet the minimum required lot width for the Shores, however, the lot width along this side of the street is generally less than that in other areas. The average depth is approximately one hundred and fifteen (115) feet, leaving the lots just short of the required minimum lot size of 12,000 square feet.



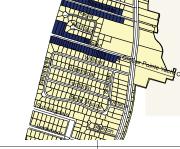
Master Plan Recommendation: The issues relative to the size of lots along Willow Tree should be addressed with the creation of a new residential district that requires lot sizes of ten thousand (10,000) square feet.

LOT WIDTH



Vernier District - The lots along the south side of Vernier average between thirty and fifty (30-50) feet in width, with the majority of lots being closer to fifty (50) feet wide. Currently, zoning regulations require a minimum lot width of one hundred (100) feet.

Hawthorne District - The lots along both sides of Hawthorne average eighty (80) feet in width. The average lot area is between 10,000 and 12,000 square feet.



Hampton District - Much like the lots along Hawthorne, the lots along the south side of Hampton are approximately eighty (80) feet in width. The lots in this area are generally over 11,000 square feet, smaller than the required 12,000 square feet.

Roslyn District - The lots along Roslyn range greatly in terms of actual lot size and width. Some platted lots are approximately 6,000 square feet in size and twenty (20) feet in width, but over time these lots have been integrated into other adjacent lots. The predominate lot size is approximately 11,000 square feet and is between seventy and eighty (70-80) feet wide.



Master Plan Recommendation: A new zoning district should be created to allow for lots of eighty (80) feet in width as well as 10,000 square feet in area. The existing setbacks (10 and 15 percent) would still be applicable.

The Shores also has a number of individual lots that are scattered throughout the community that do not meet current ordinance regulations. These lots are the exception in these areas and are not conducive to an entire district because they do not establish a particular character on their own.

It should be noted that even with the establishment of a new zoning district as described above, the lot size issue along Vernier still need to be addressed. The long term vision for this entrance to the City is for lots to conform to the City's regulations. The City does understand that these lots will be nonconforming and will likely need variances in the future to allow for building additions and expansions until such time that the lots meet City requirements. Therefore the current Plan designation, as well as current zoning designation, is envisioned to remain in place for these properties.

RESIDENCE DISTRICT.

As noted previously, the vast majority of the Shores is still planned for single family residential purposes on lots of twelve thousand (12,000) square feet with one hundred (100) feet of frontage. The requirements for these lots correspond with the existing Residence District within the Shores' Zoning Ordinance.

Approximately twenty two (22) lots within the Residence District are considered to be non-conforming. This does not take into account those lots throughout the Village that do not meet current standards but are being addressed with the creation of the new Residence District that only requires ten thousand (10,000) square feet. These twenty two (22) lots are dispersed throughout the community and will be handled as existing nonconforming lots according to the Zoning Ordinance.





GROSSE POINTE SHORES
MUNICIPAL HALL & YACHT CLUB

PUBLIC

Currently within the Shores there are only two main public properties. They include the Municipal Hall campus and the Grosse Pointe Shores Park along the waterfront. The Community Facilities section of the Master Plan will detail the improvements necessary for both the Municipal Hall campus as well as the Park property. The Plan does not envision the acquisition of additional properties for public purposes during its timeframe.

SEMI - PUBLIC

The Grosse Pointe Yacht Club and the Ford Estate are the only semi-public building/properties within Grosse Pointe Shores and aside from the municipal properties, the Yacht Club property and the Ford Estate are the only other non-residential pieces of property. The Shores has developed a planned unit development ordinance as a part of the Zoning Ordinance that would regulate any development on the Yacht Club property. The planned unit development approach allows flexibility for the development of the Yacht Club while still maintaining appropriate review authority for the community. Later in this text the Plan envisions the potential development of additional regulations for the Ford Estate.

It is not envisioned that any additional semi-public properties are to be developed during the timeframe of the Master Plan.

RESIDENTIAL BUILDING CHARACTER

FORM BASED APPROACH

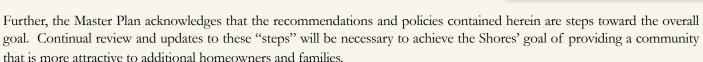
Form based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another and the scale of streets or residential blocks. These regulations focus not on the actual use of property but create a predictable public and private realm through controlling physical form by describing what is desired.

The Grosse Pointe Shores Master Plan adopted in 1993 provided an innovation in how homes were to be reviewed. The community was categorized into different architectural districts that described the main architectural elements of the residences found in each neighborhood. These character elements were then used in the review of each home as permits were applied for.

Several of the goals that this architectural review strove for are:

- Create regulations that are flexible and allow for architectural diversity while still ensuring the high quality and aesthetic expected within the Shores.
- Ensure that proper building relationships exist between adjoining residences. This includes building massing, height, architecture, placement, etc.

This Master Plan continues the concept of developing regulations and reviewing new residential design and construction so that such design conforms with the architectural history of the Shores, while allowing for modifications or innovations in design and housing preference to be integrated into the design.







MAXIMUM BUILDING HEIGHT

In its previous Master Plan, the Shores defined not only architectural style but also the general height of residences within each architectural area of the community. This review of style and building height lead to a series of zoning regulations that regulated the height of residences within the Shores. Generally, the Shores established maximum heights for structures within each of its residential zoning districts. This maximum height was then further amended by allowing architectural embellishments such as chimneys, cupolas, and the like to exceed the maximum height. Finally the Ordinance has been amended to allow for an averaging of adjacent building heights.

This last amendment was designed to allow for residences, especially those of a ranch or other single story nature, to be remodeled and renovated to more current architectural styles that include steeper roof pitches, lofts and cathedral ceilings. As residences continue to evolve and the height of the former ranches increase, the districts should evolve from strictly ranches to a mixture of single, story and one half, and two story homes for a mixture of architectural styles.

Of particular importance are the architectural districts of Clairview (between Sheldon and Ballantyne), Willison, Greenbriar, North and South Edgewood, and North and South Shorecrest Circle. These distinct districts are made up almost entirely of single story ranch style homes. These homes range in height from 14 to 18 feet, and emphasis has to be placed on the building height and massing of any proposed addition within the area and its impact on the surrounding properties.

A restriction of the height of buildings in these areas that is designed to protect the overall established character impacts the development of building additions and other renovations to the existing structures. As noted above, the Shores has previously established an averaging requirement for building height based on surrounding residences at the average height plus twenty five percent. That was designed to allow for minor modifications while easing the transition from one story homes to one and one half story homes to two story homes.



Master Plan Recommendation: Consider the development of an Ordinance amendment that would increase the allowable maximum height (based on height averaging). However, the Shores' maximum height restrictions would still apply for each zoning district, regardless of averaging or the permissible percentage increase.

The remaining districts within the community are made up of a mixture of one, one and a half and two story homes. Therefore, the potential impacts to the surrounding residences, while still important, are not as critical as in the Shores' "ranch districts".

As another "step" towards allowing larger, context sensitive residential structures, the Shores may wish to entertain allowing residences to be constructed above the maximum permitted height currently allowed by ordinance through a special land use approval process.

This would give the Commission and Council the authority to assess whether a proposed increase in height and scale positively impact the adjoining properties and should be approved or if the proposed design negatively impacts those properties and should be denied. This requirement may only be appropriate in certain areas of the community. The impacts of such a provision should be reviewed and applied appropriately. Potential standards for such a special land use requirement could be additional side yard setbacks. In order to decrease the adverse impact of a larger structure, as well as context sensitive architectural design that would decrease potential impacts.

Finally, it is suggested that the overall maximum height standards within the Shores continue to be reviewed and adjusted as necessary. This review will allow for minor changes in the height requirements that may allow additional architectural creativity in meeting future preferences of residential home buyers. As always, careful consideration will need to be given to overall building massing and the impacts to adjacent residents.

MAXIMUM LOT COVERAGE

Within the residential districts, the Shores has established a maximum lot coverage of twenty five (25) percent. This includes not only the main residence but also any accessory structures or other covered areas that have a roof supported by columns.

The intent of this regulation is to help manage the potential for "Bigfoot" housing to impact adjacent residences by limiting the amount of lot area covered, the footprint of the house and the overall building mass. Using a maximum lot coverage percentage results in the maximum size of a residence being proportional to the overall size of the property allowing those residences with larger properties to have larger homes.

The survey sent out as a part of the Master Plan process asked the question as to whether the Shores should increase the overall lot coverage for residential lots. The survey response indicated that approximately two thirds (2/3) of the community felt that the maximum coverage should not be increased.

As a part of the Master Plan, the Commission reviewed the necessity of increasing the maximum lot coverage for houses within the Shores, both for those houses within the "ranch" districts and for the remaining ranches throughout the community. The Commission reviewed the size of residences that can be permitted on a standard lot (12,000 square feet) as it relates to home owner preference and current housing trends. With the current regulations of twenty five (25) percent coverage, a three thousand (3,000) square foot ranch can be built.

The lot coverage percentage reviewed as a part of the Plan was thirty (30) percent. This represented a mild increase over the current twenty five (25) percent. However, on a standard lot, this increase would allow for an additional six hundred (600) square feet. This would allow for expansion of the existing ranch houses (along with all other houses) within the community, so long as they still met all other Zoning regulations.



Master Plan Recommendation: The Master Plan encourages the increase of lot coverage provided the impact to adjacent residences can be mitigated by providing appropriate setbacks and monitoring building massing. This can be accomplished through amendments to the residential setbacks, as well as by utilizing a more form based approach to residential reviews. However, the appropriate locations in which an increase in maximum lot coverage should be allowed should be reviewed as a part of any ordinance development.

MAXIMUM IMPERVIOUS SURFACE - FRONT YARD

In 2005 the Shores amended its Zoning Ordinance to regulate the amount of impervious surface that could be developed within the front yard of any residence. The regulations are as follows;

- Impervious surface for the front yard of lots of less than 100 feet in width shall not exceed thirty five (35) percent
- Impervious surface for the front yard of lots greater than 100 feet in width shall not exceed thirty (30) percent

These regulations and percentages apply to both the Residence District and the Residence Lakefront District. The intent of this regulation was to preserve the natural green area that contributes to the overall character and ambience of the Shores. This is particularly true of the lots and residences along Lakeshore. The community had seen a substantial increase in the construction of large driveways, turnaround areas, patios, hardscape areas and the like and the 2005 Ordinance was a response to that.

For residences along Lakeshore a building setback of one hundred and forty five (145) feet is required. Other than a driveway, the entire front area must remain landscaped with natural materials and may not be paved, bricked, or similarly covered. The intent is to preserve the abundance of greenspace along Lakeshore.

The Commission has determined that a lesser restriction for decks, patios, pools, fountains and the like may be appropriate provided the majority of the setback is still maintained as greenspace and landscape area.



Master Plan Recommendation: The recommendation is made that the Residence Lakefront Ordinance be amended to allow decks, patios, pools and fountains to be placed within the front yard provided that a sufficient setback be maintained. This would allow residences additional usable area while still maintaining significant greenspace. Further, any such use of this area would still be required to meet the impervious surface requirements set forth in the Ordinance.

SIDEYARD SETBACKS

Currently, the Shores utilizes a sliding scale sideyard setback requirement. For residential lots within the Residential Zoning District the setbacks are ten (10) percent of the total lot width on one side property line and fifteen (15) percent on the other. In addition, for substandard lots the minimum property setback is six (6) feet. Currently the side yard setback requirements do not differentiate between one and two story homes, while the rear yard setback does. In an effort to help mitigate impacts to adjacent residences from overwhelming building facades, the Master Plan supports an amendment to the sideyard setbacks to reflect a difference between sideyard setbacks for one and two story homes.



Master Plan Recommendation: To review the potential of amending the side yard regulations for the community to require the following:

If a new one and one half or two story residence abuts an existing one story residence, the larger of the two (2) setbacks (fifteen percent) would need to be maintained adjacent to the one story residence. This would accomplish further separation between the two differing architectural styles and help to reduce the potential impact of imposing walls adjacent to the one story structure.

In addition, working in conjunction with the overall height requirements for residences within the Shores, another potential solution to allowing for larger, more progressive architecture (on wider lots), while still maintaining a sense of scale to surrounding properties, would be to require an additional increase in side yard setbacks for those homes built over the maximum height allowed for the subject property. This could be used in conjunction with a special land use requirement that would require that if a residence is to be built over the height permitted by ordinance, a special land use approval could be granted that would allow a taller residence in return for additional sideyard setback and sensitive architectural design.

As the issue of bigfoot residences, building massing, and impacts on neighboring properties continues to be a main issue of land planning in the Shores, the Master Plan recommends that the issue of side yard setbacks be reviewed on a consistent basis. This will allow the Planning Commission to assess current trends as well as outcomes of approved residential developments



GROSSE POINTE YACHT CLUB & GROSSE POINTE SHORES PARK AND HARBOR

GROSSE POINTE YACHT CLUB

The Yacht Club sits at the terminus of Vernier Road as it abuts Lakeshore. The Club provides a significant marker for all of those traveling the area, either on Lakeshore, Vernier or from the water.

The Grosse Pointe Yacht Club's roots reach back to 1914, when 25 local men formed a club to pursue their interests in ice boating and sailing on Lake St. Clair. Guy Lowell, a well-known Boston architect and yachtsman of the 20's, was responsible for the unique 18th century Italian Renaissance design of the clubhouse. It was dedicated on July 4, 1929. The clubhouse's harmonious blend of sun-splashed creamy stucco and red tile, its rhythmic curving arches and its elaborate gothic windows are dominated by a 187-foot bell tower, that serves as a navigational aid to Lake St. Clair boaters.

The club facilities have been updated and modernized several times. The harbor has been enlarged and improved as the Club's membership quadrupled. However, the architectural integrity of Lowell's original design and the spectacular view of Lake St. Clair have been meticulously maintained. (taken from the Grosse Pointe Yacht Club website (www.gpyc.org)

REGULATION

The Yacht Club has been traditionally zoned under the Park Club District. This section of the Zoning Ordinance did not provide much detail as to the types of uses that could be conducted onsite, nor did it provide much flexibility for the development of the site. In 2006-7 the Commission undertook a major rewrite of the Park Club District Ordinance. This process included input from both the Shores and the Yacht Club and yielded an ordinance that the parties felt would provide the appropriate regulation, as well as flexibility to allow for future development.

The revised Ordinance now requires that the Yacht Club come before the Commission as a Planned Unit Development (PUD) for approval of additions to the existing building, development of new buildings or structures as well as overall site development. This process was used to allow the maximum flexibility in reviewing future uses as well as future building configurations. It allows for flexible setbacks while still ensuring that proper setbacks are maintained for adjoining properties as well as Lakeshore. The Plan supports the continued presence of the Yacht Club as well as future expansions as deemed necessary, provided assurances are made for the protection of the community and its residents.

HOUSING FOR THE AGING

This Section of the Master Plan sets forward the goal of the community to establish a certain housing type within the Shores that will accommodate some of the current residents of the Shores as they age. Based on the population analysis section of the Plan, it is documented that the median age of a typical resident within the Shores is 47.8 years and that a total of 24.1 percentage of the population is over the age of sixty five (65) years. The development of this type of housing is particularly important to accommodate those residents of the Shores who have been long or life time residents and wish to remain in the Shores, but do not wish to maintain a large home and property. Within the survey, the community was asked several questions relative to housing for the aging.

Should the Village plan for an area to be privately developed for senior housing such as single family detached active living units or garden style apartments?

A total of fifty five (55) percent of the respondents indicated that they would be in favor of such a facility being developed.

The survey went on to ask the following:

If you answered yes to the question above, what type of senior housing would you be in favor of?

The question provided four (4) answers to choose from. These included; assisted living, attached units, totally independent units, and detached units. Of the responses, the percentages were relatively evenly split between all four responses. These included 25 percent for assisted living, nearly 18 percent for attached units, 29 percent for totally independent living, and 28 percent for detached residences.

In accommodating the needs of an aging population several factors relative to housing type need to be considered. First and foremost is the reduced need or desire for large, expansive living space. The second is the reduced desire for maintaining the landscape of the large estate sized lots common in the Shores. Third, the design of homes needs to take into account the potential need for equipment such as walkers, wheelchairs, scooters, etc.

Locational Criteria

It should be noted that within a mature community such as the Shores, the availability of land is likely the most challenging factor for locating a development of this nature.

- The site should be located within close proximity to amenities such as the municipal offices, the park and the yacht club.
- Both the building and site should be designed to accommodate universal design. This should include wider hallways and doorways as well as one level designs for buildings, while the overall site should be designed with relatively level pathways that accommodate wheelchairs and scooters, etc.
- The site should be designed in such a manner that the overall impact of any such development is mitigated by providing appropriate setbacks, screening and buffering of the development against neighboring housing.
- The building design of any such facility or housing should be in character with the design criteria already established by the Shores and furthered within this Master Plan.

Potential Locations

The main issue with the development of a property for this type of use is the availability of a large enough property. One property within the community that lends itself to this type of housing is 55 Deeplands. This property totals approximately eight (8) acres of land and has a substantial road frontage along Deeplands. However, the property is not in close proximity to amenities such as the Municipal Offices, the Yacht Club and the Park and it is privately owned.

One other property within the community that has significant size to accommodate such a development is the property on the westerly side of Lakeshore near the north end of the community. This property is tied to the overall Ford Property. Further, it appears that this property may have some private limitations as to what could be built. These would need be resolved (as appropriate) prior to any development.

There may be other sites within Grosse Pointe Shores that lend themselves to such a development. However, any other area within the community would likely require land assembly for a development of this nature. Accounting for land values within the Shores such assembly may not be economically feasible.

Design Criteria

Overall Height – The overall height of any senior housing development, whether attached and/or detached units, should not exceed that of the requirements for the surrounding residential property.

Architecture - Great care must be taken in the design of any such facility. As noted above, the height of the structure should not exceed that of the district/location in which the facility is constructed. Planning for buildings that utilize universal design suggests the building would be limited in height, unless an elevator was designed into the building.

Further, building massing and building location would also be critical. Since this building would provide living space to a number of residents, the mass and size of the building might be overpowering depending on where the facility was located. If located along Lakeshore, the size and mass of the building would not have as much impact, as it would if it were located on interior property within the Shores (such as the noted Deepland site). This is a result of the existing architecture and building styles in each of these locations.

Landscaping – Substantial plantings should be provided to create a park like setting for the development. This should include a mixture of deciduous and evergreen trees as well as shrubbery. Particular attention will need to be given to site lines to and from the site when determining the types and amount of landscaping. Those areas where the building or activities area may be proximate to existing residences, more extensive landscaping may be necessary, depending on the building relationships.

Stormwater – If the need arose to accommodate storm water retention or detention onsite, such area should be designed in such a manner that the structure would become an amenity to the site blending with the remainder of the landscape.

Multiple User Design

One of the issues that was noted as a part of the survey was the desire to have a senior center facility for interaction, recreation, and programming for those who are aging. One manner to address this need might be to design into the facility a multipurpose room that would be available to the residents of the facility but would also be available to the general population of the Shores.

Implementation

The Shores has adopted a Residence Planned District. One of the permitted uses within that district is attached or detached one family retirement dwellings. The RPD is developed under the provisions of planned unit development that creates a more flexible planning tool for both the developer and the Shores.



Master Plan Recommendation: The Planning Commission and City Council will need to review the current standards and requirements within the Residence Planned District to determine whether such standards and requirements are still valid and desirable or if new standards should be amended into the District.

EDSEL AND ELEANOR FORD HOUSE

The Edsel and Eleanor Ford House is located at the north end of the community. The sixty (60) room residence was designed by Albert Kahn and design and construction started in 1926 and finished in 1929. The design of the structure follows the principles of the Cotswold style that is generally found in the countryside west of London, England. While generally hidden, the size of the estate alone separates it from its neighbors and gives it a special presence within the community. The former inhabitants of this estate played an important role in the region's history, which further contributes to its landmark quality. The entry walls and gatehouse along Lakeshore provide an impressive entry not only to the estate but also to the Shores in general. The Ford Estate was endowed for public use by Mrs. Ford prior to her death in 1976, the Estate actually opened for public use in 1978.

The Ford House is planned as a semi-public use, given that it is not publicly owned and operated. The current use of the building does not provide a substantial impact on the surrounding land uses (single family residential).



Master Plan Recommendation: The Master Plan envisions the creation of a separate Zoning District specifically for the Edsel and Eleanor Ford House. This is based on the nonresidential use of the property, the public use of the property as well as the types of uses that are currently foreseen by the administrators of the Ford property. This designation would provide guidance to the types of uses that would be permissible, along with those that may need additional review through the special land use process. As a part of any development of regulations pertaining to the Ford Estate, a collaborative effort should be sought to include the Shores and the administration of the Ford Estate to help create a workable solution to ensure the longevity of the public benefit realized from the presence of the facility.

COMMUNITY FACILITIES PLAN

master land use plan

INTRODUCTION

Community facilities are an important part of a municipality's overall development and, consequently, need to be considered in the preparation of the Master Plan. Those community facilities considered in this report include schools, parks, utilities, protective services, libraries, and other municipal buildings.

Each of these facilities can have an impact on the community's future land use pattern and are important to the operation of a community. These facilities can also make a significant contribution to a community's overall identity. Often, the impression created by a particular community is directly related to its municipal buildings, schools, parks, libraries and other public buildings.

Some types of community facilities, particularly schools and parks, have appropriate size or need requirements that should be considered during the Master Plan process. Including community facilities in the Master Plan also offers a practical basis for allocating community funds during the capital improvement budget.

MUNICIPAL OFFICE COMPLEX

The municipal offices house the administrative staff of the Shores as well as the Public Safety Department and associated administration.

The municipal office board room also doubles as the Municipal Court room. Grosse Pointe Shores constitutes the Shores Division of the Grosse Pointe Woods Municipal Court. The Court hears local ordinance violations, traffic and misdemeanor criminal violations, civil suits, arraignments and examinations on Circuit Court felonies.

The Master Plan does not envision any additions to the overall municipal offices. The municipal office complex also has several recreational amenities. These include a small dog park, a baseball field, the ski/sledding hill, as well as soccer facilities. A portion of the front of the property near the soccer facilities is also used for overflow parking for park events and occasionally Yacht Club events.

As noted later, if the Shores disconnects from the DWSD system, a water tower/storage facility may need to be constructed on the site. Further, if a community center is developed within the Shores, one potential location is near the existing ski/sledding hill.

CITY PARK

The City Park is located immediately across Lakeshore from the Municipal Offices. The park contains a number of improvements including an outdoor competition pool, tennis courts, a bath house, picnic areas, walking paths, parking areas, etc. The park is located adjacent to the City harbor as well as the Grosse Pointe Yacht Club.

COMMUNITY CENTER

Consistent with the survey conducted as a part of the Master Plan development, as well as Planning Commission discussions, the construction of a community center was deemed a very desirable goal to provide a necessary amenity to current residents of the Shores. It might also prove useful in attracting younger residents who may be deciding between the Shores and other Grosse Pointe or surrounding communities. More than 100 respondents indicated that a community or recreation room or building was desirable.

Such a facility could be located in one of two areas within the Community. One potential location would be in the City's Park. The building could be developed as a stand alone building, or as an extension or expansion of the current pool house. The second location would be at the municipal offices site. Additional sites within the City could be viable, however, based on the limited amount of currently owned City property, an alternative site would likely require property acquisition as well.

On either previously noted site or on an additional site that may be determined at a later date, the size of the facility will likely be limited. Therefore, the design of the facility must be multi-functional. Amenities that are deemed necessary as a part of the community center would be a meeting or gathering room able to accommodate upwards of 100 persons, a kitchen facility and an exercise room. Depending on the location, locker rooms may also be necessary.

CITY HARBOR

The City Harbor underwent a \$4 million dollar renovation that was completed in the summer of 2008. The harbor now contains a total of 133 slips ranging in size from twenty five (25) to sixty (60) feet. Based on the complete renovation of the harbor, no improvements are planned within the timeframe of the Master Plan.

Public Utilities

Sewer System

Currently, the City is connected with the Detroit Water and Sewer Department System. With no substantial increases in density planned as a part of this Master Plan, no additional capacities are likely needed for the community. However, as the system continues to age, the Department of Public Works, as well as the DWSD, will need to continue to replace and repair existing lines within the community to guarantee proper operation and system reliability.

Water System

The City is currently connected to the Detroit Water and Sewer Department System. Recently, issues have arisen as to the rate structure and overall maintenance of Detroit's system. As a result, the City has begun investigation into partnering with adjacent Grosse Pointe communities to create a multi-community system. The other option is to remain on the Detroit system. If this is the option chosen the City will continue to negotiate with DWSD to provide an agreement acceptable to the City.

Should the City choose to disconnect with the overall Detroit system issues such as a mutual operating agreement and overall system pressure will need to be addressed. The issue of overall system pressure is relevant to the Master Plan. First and foremost, in an effort to increase and secure overall water pressure it has been determined that the City will need to construct and maintain a water storage facility. Several locations have been assessed, including behind City Hall or in the City Park. The likely place to construct such a storage facility is the municipal hall site, where its impact on surrounding residents can be limited and the overall park layout would remain unaffected.

In regard to the day to day operations of the City's water system, the City has its own Water Department that is a part of the City's Public Works Department.

PUBLIC SAFETY

Fire Department

The Fire Department is located at the municipal office complex. The Fire Department consists of 18 firefighters.

The Department currently is equipped with two 1,000 gallon pumper trucks, a 1987 FMC and a 1996 E-1. The Department has recently purchased state-of-the-art self-contained breathing apparatus for the firefighters, funded by a donation from a resident who wishes to remain anonymous.

Extrication equipment such as the "Jaws of Life", Heartstart Unit, Carbon Monoxide Detector and Float pumps are a few of the pieces of equipment carried on our fire apparatus.

The Department also shares a Level 1 Hazardous Materials Response Unit which is shared with Grosse Pointe Farms and Grosse Pointe Woods.

The Master Plan does not envision the expansion of the Fire Department facilities. However, the continued upgrading of equipment will always be necessary in order to maintain the current high level of service. These needs should be incorporated into the Shores' Capital Improvements Program.

Police

The Police Department is also located at the municipal office complex. The Police Department consists of 18 sworn officers, 3 full time dispatchers and 5 part- time dispatchers. Much like the Fire Department, no substantial expansions are foreseen for the Police Department. Again, upgrades in equipment and technology will be necessary. These needs should be included within the Capital Improvement Program.

EMS

Grosse Pointe Shores maintains a 24 hour advanced life support unit. The Department consists of 11 Paramedics and 7 Emergency Medical Technicians who are trained to respond to any type of emergency. The Department recently purchased a new ambulance that should provide service for the next fifteen (15) years. Needs for new equipment and technology should be included as a part of the Capital Improvement Program.

DEPARTMENT OF PUBLIC WORKS

Sanitation Department

The Shores operates its own Sanitation Department. In addition to rubbish collection, the Shores provides recycling (that is contracted out), collection of yard clippings and garden rubbish, and leaf collection along the streets for residents raking their own leaves.

Water Department

As noted previously, the Shores operates its own Water Department to service the community's water system that is connected to the overall DWSD system. If the Shores connects with a local communities system the Water Department will need to work in coordination with the system's owner.



Master Plan Recommendation

As the Shores moves forward into the second decade of this century, given the state of the economy within Michigan, the need to be at the forefront of creatively administering day to day operations is paramount. As budgets and revenue sharing within the State slowly shrink and the cost of operations continues to rise, creative solutions to everyday issues must be found. It is important to note that these solutions may be very long term and, depending on the economy within the State, may not even be necessary. However, the Plan needs to address the issue should the economy within the State not rebound.

Therefore, as a part of the large five (5) municipality community of the Grosse Pointes, the Shores may need to review the potential of service sharing with some if not all of the Grosse Pointe communities. Shared services may include a multitude of administrative duties as well as services, including police, fire, waste hauling, etc. Obviously the decisions regarding any of these issues are complex and must be carefully considered. The key to any of these decisions is ensuring that the high level of service expected within the Shores is maintained.

SCHOOLS

Grosse Pointe Shores is serviced by two school districts. The first and primary school district is the Grosse Pointe Public School District (http://www.gpschools.org/). This district includes all properties within the Shores that are in Wayne County. The second school district is South Lake School District (www.solake.org/), which services those properties that are within Macomb County.

Currently there are no school facilities within the Shores. Should the need ever arise to construct a facility within the Shores for either district, the Village would need to amend its Zoning Code to allow for such construction. Further the Shores should at that point develop an understanding with the District proposing such construction that the site plans would be reviewed by the Commission to ensure that impacts of the facility would be mitigated by setbacks, landscaping, screening, overall site and building design, etc.

LIBRARY

The Grosse Pointe Public Library system has three (3) locations within the Grosse Pointe area. These include facilities located in Grosse Pointe Woods, Park, and the Farms. The library is available to all Grosse Pointe residents free of charge and is available for nonresidents for a fee. In addition to standard media, the Library system provides an extensive number of additional community services. A complete list of those services can be found at: http://www.gp.lib.mi.us/.

OTHER

Other types of nonresidential uses or community type uses may present themselves to the City over the timeframe of the Master Plan. Currently, the City's Zoning Ordinances do not address other types of uses such as churches, private clubs, etc. As a part of the Master Plan implementation it may be appropriate to provide additional regulations for such uses within the City's existing use districts in order to ensure that proper building configuration, setbacks, parking and impact mitigation are provided.

STREET PLAN

master land use plan

STREET AND ROAD PLAN

Residents within the Shores, like many residents throughout Wayne and Macomb County, are primarily dependant on automobile travel and the region's arterial road network for access to employment, schools, shopping, and services. The residential character of Grosse Pointe Shores, the limited comparison shopping supply, and its limited employment opportunities require travel to other communities to meet these needs. Fortunately, the Shores is well served by the regional road network, with access to Vernier and Lakeshore/Jefferson providing vehicle access throughout the area. Once within the boundaries of the Shores, the local street grid system provides thorough access throughout the community's neighborhoods. The road network within the Shores was largely laid out as a part of the original platting of the community.

The major roads providing access to and through the Shores also provide important places from which citizens view the community, and the only way that many through travelers ever experience the community. This is particularly true of Lakeshore. Lakeshore is pleasant to drive, lined with appealing visual elements such as the many large, stately residences, the Municipal Hall, the Yacht Club, the Lake, and the Park.

According to SEMCOG, Grosse Pointe Shores has a total of eighteen (18) miles of roadways / streets within its boundaries. The vast majority of these are local neighborhood streets servicing the residences of each street.

FUNCTIONAL CLASSIFICATION

Again, the vast majority of the streets within the Shores are local roads that are not designed to carry large amounts of traffic. Rather these streets are designed to provide access to individual

residences. Local residential streets, in most cases, carry daily volumes of 1,000 or less.

The only streets within the Shores that are not considered local streets are Lakeshore and Vernier. Lakeshore and Vernier are considered major streets. However, the roadway in this area is already built out to planned expectations and further expansion is not foreseen.



EXISTING SYSTEM

TRAFFIC COUNTS

According to SEMCOG, traffic counts for Lakeshore near the north end of the community total 14,588 vehicles per day. Lakeshore is the largest carrier of traffic within the Shores. This is largely due to traffic traveling from southern Macomb County and the Grosse Pointe Communities to access downtown Detroit. Lakeshore has two travel lanes both north and south allowing for higher capacities. The remainder of the streets within the community carry minimal traffic due to the local nature of the roadways.

Traffic Accidents

According to SEMCOG, the Shores reported a total of twenty four (24) accidents in 2007. This was down from a high of forty (40) in the year 2000. Of the twenty four (24), a total of nineteen (19) were property damage only, while five (5) were classified as other injury. None of the accidents were either fatal or caused incapacitation.

From the years 2003 to 2007 the Vernier Road and Lakeshore intersection had the highest total number of accidents, namely eleven (11). The remainder of the intersections within the community only accounted for one or two accidents over the noted timeframe.

PLANNED IMPROVEMENTS

Right of way

Based on the existing road and property configuration within the Shores, no additional right of way dedication has been deemed necessary. This is a result of Lakeshore already having four (4) travel lanes, and Vernier having two travel lanes within the community's limits and expanding to four (4) travel lanes as one travels to the east through Grosse Pointe Woods, which generates substantially more traffic.

Roadway Projects

Again, based on the existing configuration of the roadways within the community and assuming the current density continues, no additional roadway projects are being planned over the timeframe of the Master Plan.

Paving Projects

The City maintains the vast majority of its own streets, the only exception being Lakeshore. Lakeshore is maintained by the County south of Vernier. As roads begin to age and slowly deteriorate the City will need to repave the roads. It can be assumed that several roads will need to be addressed during the timeframe of the Master Plan. Assuming that the base and subbase are still viable, the City will typically mill the street surface down and recap the street. As a part of the overall master plan implementation, the ongoing repaving of the City's streets is supported. These improvements should be included as a part of the City's overall capitol improvements program. Based on current economic conditions funding for the roadway resurfacing will likely be an issue. The priority of such projects should be determined by an assessment performed by Public Works Department and the City Administration and approved by the Council.



Pavement breakup and shifting has occurred on several City cul-de-sacs. This issue, if left unaddressed, could impact residences located along the cul-de-sacs. Severe shifting may cause driveway cracking or heaving, or in extreme cases may cause structural issues with the residence. Therefore, as breakup and shifting is identified the City should appropriate monies towards the restructuring of the cul-de-sac paving. While a significant short term cost, the long term cost benefit should offset such a cost. Again, these improvements should be identified as part of a long term repaving plan and supported within the City's capital improvement program.

Continued Planting Program

The most visually identified roadway within the City is Lakeshore. This roadway has become the "icon" of the City to those within southeast Michigan. Therefore the City should continue to maintain its high standards for maintenance of this stretch of roadway. This can continue to be done in conjunction with the Grosse Pointe Shores Improvement Foundation or other funding sources.

The City has been a "Tree City USA" since 2004. However, many of the trees along the Shores' roadways are aging. One of the most significant attributes of the community is its tree lined streets. The City should continue its tree planting and replacement program through the Tree Board, the City Forrester, the GPSIF, and the City Council and Administration. This program proactively plants trees in an effort to allow new plantings to mature prior to losing already established trees.

PATHWAYS - PEDESTRIAN ENHANCEMENTS

In Master Plan discussions as well as in the community survey one future development feature was highly noted. This was the development of an improved pedestrian pathway along Lakeshore. This may include improvements to either side of Lakeshore in an effort to enhance pedestrian opportunities for the City's residents along one of the City's main assets. As part of the implementation the City will need to identify funding sources for a project of this size and nature.

ZONING PLAN

master land use plan



Public Act 33 of 2008 requires, the Shores to provide a zoning plan within its adopted Master Plan. The zoning plan is designed to provide a relationship between the goals, objectives, and policies of the Master Plan that guides the future development of the community and the Zoning Ordinance that regulates land today.

Residence District - 10,000 (Proposed)

Permitted Uses

Single Family Residences Municipal Buildings

Lot Area and Placement Requirements

Lot Size: 10,000 square feet

Lot Width: 80 feet

Maximum height: Thirty feet (not to exceed two stories)

on all buildable lots of 120 feet or less in lot width

Thirty-three feet on all buildable lots exceeding 120 feet in lot width, providing the lot contains at least 12,000 square feet, and providing further that the portion of the roof above 30 feet (measured horizontally as viewed from the street or in the case of a corner lot as viewed from the streets), cannot exceed 30 percent of the width of the structure (measured at the level of the second

story), as viewed from the street.

It should be noted that the Master Plan also suggests the review of the permitted heights of buildings in this District.

Residence District - 10,000 (proposed)

Maximum lot coverage: 25 percent

Minimum front yard: Lots in the residence districts the minimum setback shall

be 30 feet.

Minimum side yards: Ten percent of the lot width on one side and 15 percent

of lot width on the other side; provided, however, that no side yard shall be less width than six feet in width, nor shall the combination of two side yards be less than 16 feet in

width.

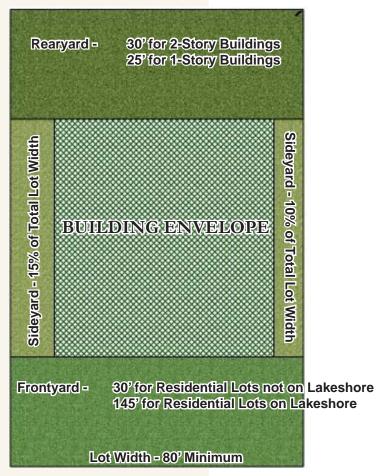
Minimum rear yard:

One-story buildings, 25 feet

More than one-story buildings, 30 feet

Maximum Impervious Surface

On all lots of 100 feet of width or greater, the amount of impervious surface permitted in the front yard area shall be limited to a maximum of 30 percent of the front yard area measured from one side of the lot to the other and from the front facade of the residence to the front lot line. On lots of less than 100 feet in width, the amount of impervious surface areas shall be a maximum of 35 percent of the front yard area as measured from the side lot lines and the front facade of the residence to the front lot line.



Residence District - 12,000

Permitted Uses

Single Family Residences Municipal Buildings

Lot Area and Placement Requirements

Lot Size: 12,000 square feet

Lot Width: 100 feet

Maximum height: Thirty feet (not to exceed two stories) on all buildable lots of 120 feet or less in lot width

Thirty-three feet on all buildable lots in excess of 120 feet in lot width, providing the lot contains at least 12,000 square feet, and providing further that the portion of the roof above 30 feet (measured horizontally as viewed from the street or in the case of a corner lot as viewed from the streets), cannot exceed 30 percent of the width of the structure (measured at the level of

the second story), as viewed from the street.

Maximum lot coverage: 25 percent

Minimum front yard: Lots abutting the westerly side of Lake Shore Road, south of Vernier Road, shall have a

minimum setback of 145 feet.

Lots abutting the westerly side of Lake Shore Road, north of Vernier Road, shall have a minimum

setback of 85 feet.

On all other lots in the residence districts the minimum setback shall be 30 feet.

Minimum side yards: Ten percent of the lot width on one side and 15 percent of lot width on the other side; provided,

however, that no side yard shall be less width than six feet in width, nor shall the combination

of two side yards be less than 16 feet in width.

It should be noted that the Master Plan also suggests the review of the permitted heights of buildings in this District.

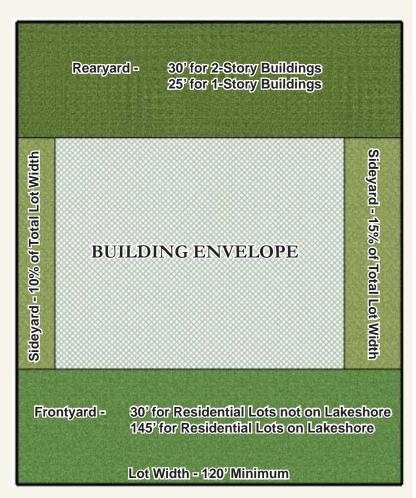
Residence District - 12,000

Minimum rear yard:

One-story buildings, 25 feet More than one-story buildings, 30 feet

Maximum Impervious Surface:

On all lots of 100 feet of width or greater, the amount of impervious surface permitted in the front yard area shall be limited to a maximum of 30 percent of the front yard area measured from one side of the lot to the other and from the front facade of the residence to the front lot line. On lots of less than 100 feet in width, the amount of impervious surface areas shall be a maximum of 35 percent of the front yard area as measured from the side lot lines and the front facade of the residence to the front lot line.



Residence Lakefront District

Permitted Use

Single Family Residence Municipal Buildings

Minimum lot area: 20,000 square feet

Minimum lot width: 100 feet

Maximum height: Thirty feet (not to exceed two stories) on lots with widths of less than 120 feet

Thirty-five feet (not to exceed 2 1/2 stories) on lots with widths of 120 feet or more, but less

than 150 feet

On lots with widths of 150 feet or more, the Commission may permit a maximum height of 40 feet, provided that there shall be at least eight additional feet above 150 feet in lot width at

the front building line for each one foot of increase in height above 35 feet

Maximum lot coverage: 25 percent

Minimum total floor area: 2,100 square feet, excluding any second or third floor areas

Minimum front yard: 145-foot minimum setback from the front property line.

Minimum side yards: Ten percent of the lot width on one side and 15 percent of the lot width on the other

side; provided, however, that no side yard shall have a width less than six feet, nor shall the

combination of two side yards be less than 16 feet.

Residence Lakefront District

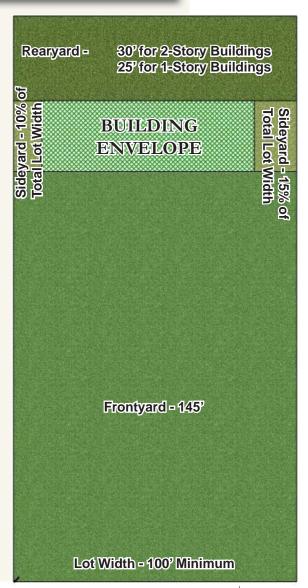
Minimum rear or lakefront yards:

The zoning use district map indicates the required lake shore setback line. The minimum lake front yard shall be measured so that no principal structure shall be closer to the shoreline than:

- a. Its present location;
- b. The average of the closest of two out of three of the most immediate neighboring principal buildings; or
- c. The lake shore setback line as shown on the zoning use district map.

Maximum Impervious Surface:

On all lots of 100 feet of width or greater, the amount of impervious surface permitted in the front yard area shall be limited to a maximum of 30 percent of the front yard area measured from one side of the lot to the other and from the front facade of the residence to the front lot line. On lots of less than 100 feet in width, the amount of impervious surface areas shall be a maximum of 35 percent of the front yard area as measured from the side lot lines and the front facade of the residence to the front lot line.



Park / Club District

Intent.

The intent of this division is to allow for community-type facilities that are nonresidential in nature and that will likely service not only the Shores and the immediate Grosse Pointe area but potentially a larger, more regional area. Recognizing that these nonresidential uses may cause substantial impact to adjoining residences and the community as a whole, special attention must be given to the size and placement of buildings, structures and parking areas as well as the screening and buffering of these sites.

Permitted uses.

- (1) In the park/club district, no building or lot shall be erected or used except for the purpose of a public park, or recreational or private club, as at present.
- (2) Placement of cellular antennae on existing structures in accordance with the City's wireless communication ordinance.
- (3) Construction in the park/club district (including, without limitation, new construction or expansion or alteration of existing construction) shall be a "special land use," and shall require approval in accordance with the City's special land use provisions, as set forth in this division. Generally, and in accordance with the consideration required for special land uses generally, the following uses will be permitted in the park/club district:
 - (a) Development or expansion of marinas, boat slips and the like.
 - (b) Development of parking areas including surface parking, parking decks, or subgrade parking.
 - (c) Development or expansion of eating, banquet, or other gathering areas.
 - (d) Development of indoor or outdoor recreation areas.
 - (e) Other uses similar to those listed above.

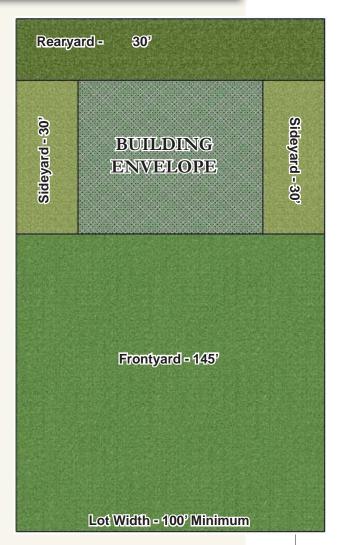
Setbacks and density.

Area, height and placement requirements in this district shall be as follows:

- (1) Minimum front yard: 145 feet
- (2) Minimum side yards: 30 feet
- (3) Minimum rear yard: 30 feet

Park / Club District

- (4) Maximum building height: 35 feet. Existing structures in the district that exceed such height shall not be considered nonconforming uses under this division.
- (5) Maximum building coverage: 25 percent
- (6) Maximum impervious surface: 85 percent



Ford Estate District

Intent.

The intent of this district is to allow for the continued use of the Ford Estate for the nonresidential purposes that are being conducted today as well as those that will be conducted in the future, while ensuring that the character of the property is maintained in its current residential nature. The City wishes to conintue to allow the use of the structures and facilities for non-profit, philanthropic events. It is further the purpose of this district to apply solely to the Ford Estate and not to other properties within the City.

Permitted and Special Land Uses.

- (1) Existing structure and facilities, including the use of those structures and facilities for tours, visitation, study, and the like.
- (3) Construction in the Ford Estate District (including, without limitation, new construction or expansion or alteration of existing construction) shall be a "special land use," and shall require approval in accordance with the City's special land use provisions, as set forth in this division. Generally, and in accordance with the consideration required for special land uses generally, the following uses will be permitted in the Ford Estate District:
 - (a) The development of any future buildings or additions to existing buildings for any purpose as determined appropriate by the City.
 - (b) Development of parking areas including surface parking, parking decks, or subgrade parking.
 - (c) Development or expansion of eating, banquet, or other gathering areas.
 - (d) Other uses similar to those listed above.

Setbacks and density.

Area, height and placement requirements in this district shall be as follows:

- (1) Minimum front yard: 145 feet
- (2) Minimum side yards: 30 feet
- (3) Minimum rear yard: 30 feet
- (4) Maximum building height: 35 feet. Existing structures in the district that exceed such height shall not be considered nonconforming uses under this division.

Ford Estate District

- (5) Maximum building coverage: 25 percent
- (6) Maximum impervious surface: 85 percent

IMPLEMENTATION

master land use plan

INTRODUCTION

The Planning Commission's thoughtful preparation and adoption of any plan would be for naught without a program of implementation strategies to bring the Plan to life. The following implementation techniques permit the Shores to turn potential issues or concerns into opportunities. The following section attempts to identify for each specific plan recommendation appropriate implementation techniques and to identify the parties likely to facilitate that recommendation. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over the lifespan of the Master Plan. This "checklist" can be viewed as just that, a checklist for use on a day to day basis.

IMPLEMENTATION TOOLS

Following is a brief discussion of several key implementation tools available to Grosse Pointe Shores

ZONING ORDINANCE AMENDMENTS

Grosse Pointe Shores' most effective tool to implement the land use arrangement of the Master Plan are zoning standards and zoning districts. A zoning ordinance is meant to be a fluid document, catering to the ideals and needs of the community. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards in the design of new uses and the maintenance of existing developments. Review sessions may be appropriate at least annually, unless otherwise needed throughout the year.

SPECIAL DESIGN PLANS AND FUNCTIONAL PLANS

Much like the Zoning Ordinance, the Master Plan needs to be constantly reviewed. Further, sometimes a Master Plan must be followed by more detailed data or design studies in order to further identify issues, provide data for decision making or to illustrate specific concepts that can only be covered briefly in the plan. These smaller, more specific plans can also help to implement certain ideals outlined in the Plan.

SUBDIVISION AND CONDOMINIUM REGULATIONS

Subdivision Regulations and Condominium Regulations Ordinances are valuable tools in achieving the type of residential development desired by the community, especially since the vast majority of the community's remaining vacant or redevelopable property is planned for residential development. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments.

SITE PLAN, SPECIAL LAND USE, PLANNED DEVELOPMENT, AND REZONING APPROVAL

Many essential components of the Plan will be the subject of a site plan or special land use application, perhaps preceded by an application for rezoning or submitted as a combined "planned development." Now is the appropriate time to review the City's site plan and special land use approval processes and standards. The standards should clearly set forth the ideals and preferences of the community. Once these standards are in place the Administration and the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan could take 20 years or longer. In order to maintain the vision, consistent application of the Ordinance standards will be essential.

RE-EVALUATION AND ADJUSTMENT OF THE PLAN

The final – and sometimes most difficult – step in the planning process is the last one: reevaluation and adjustment. The process of community planning is never really finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the community's future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again. Based on State statute, the Plan must be reviewed every five (5) years to ensure the Plan is up to date and reflects current policy.

CAPITAL IMPROVEMENT PLANS

Pursuant to Public Act 33 of 2008 the State now requires each community that operates a public sewer and water system to develop a capital improvement plan to help in the implementation of the community's Master Plan. The Grosse Pointe Shores Planning Commission should develop such a plan. This plan would then be forwarded to the City Council for review and adoption into the City's overall budget. The Capital Improvement Plan is a rolling six year budget for improvement projects such as roads, sewer and water lines, parks, public facilities, etc.

GROSSE POINTE SHORES IMPROVEMENT FOUNDATION

Grosse Pointe Shores has a significant asset in terms of community involvement and financing, in the Grosse Pointe Shores Improvement Foundation. The Grosse Pointe Shores Improvement Foundation was created in 1984 as a privately funded, nonprofit organization. The Foundation was established as a means of initiating and funding community enhancements.

One of the first tasks of the GPSIF was the beautification of the landscaping and the overall appearance of Lake Shore Road. Since its inception, hundreds of trees have been planted, the traffic islands and lake side were re-sodded, landscape gardens were created and a sprinkler system was installed. Finally, older model street signs were replaced with lighted signs.

Funding for the GPSIF is obtained through membership dues, contributions, gifts to the Endowment Fund, bequests and other fund raising activities within the community.

The Improvement Foundation

- is a Foundation that has been granted tax exempt status under section 501(c)(3) of the Internal Revenue Code as a public charity under Section 509(a)(1) and 170(b)(1)(A)(vi). Contributions to the Foundation are tax deductible for Federal Income Tax purposes.
- is a Michigan nonprofit corporation.
- is an all-volunteer organization that raises funds for the improvement of the community through membership dues, contributions, gifts to the Endowment Fund, bequests and other fund raising activities.
- is managed by a thirty (30) member Board of Trustees representative of the entire Shores community.
- responds to the need for improvements that, as a rule, are not provided for in a municipal budget.
- provides private means for the continuous improvement and conservation of the physical beauty of Grosse Pointe Shores.
- makes a significant contribution toward making Grosse Pointe Shores a more enjoyable place in which to live.

Page	Category	Recommendation	Responsible Party	Time Frame
52, 53	Overall	Continue to enforce the Shores' design review regulations.	Planning Commission / City Administration	Ongoing
52	Overall	Ensure landscaping plans help minimize building impacts between adjacent residences.	Planning Commission / City Administration	Ongoing
52, 53	Overall	Maintain existing setbacks along Lakeshore to ensure estate style yard space.	Planning Commission / Zoning Board of Appeals	Ongoing
52	Overall	Continue to enforce existing lot coverage ratios while respecting existing lot size and acceptable house sizes.	Planning Commission / City Administration / Zoning Board of Appeals	Ongoing
53	Overall	Utilize tools such as the Property Maintenance Code to ensure housing is properly maintained	City Administration	Ongoing
53	Overall	Work with the Yacht Club to ensure architecture, landscape, etc. are coordinated with existing high quality of the site.	Planning Commission / City Council	Ongoing
53	Overall	Continue to review building height limitations for all Zoning Districts to ensure compatibility with housing trends	Planning Commission / City Council	Ongoing

Page	Category	Recommendation	Responsible Party	Time Frame
54	Overall	Review impacts of sea wall extensions and land acquired through accretion, including site lines, necessary revisions to setbacks, etc.	Planning Commission / City Council	Ongoing
55	Overall	Develop a capital improvement plan that helps facilitate improvements to the community such as the park/pool.	Planning Commission / City Administration / City Council	Short Term
55	Overall	Follow the Master Plan recommendations for land use designations within the Community	Planning Commission	Ongoing
55	Overall	Address major land use proposals for the community through the Master Plan process (as appropriate)	Planning Commission / City Administration / City Council	Ongoing
54, 62,63	Land Use	Continue to review the potential for the redevelopment of lots along the water side of Lakeshore. This could include the development of a planned unit development ordinance or overlay district for the designated area to help ensure the orderly development of the area.	Planning Commission / City Council	Short Term
63	Land Use	Develop a new Residence Lakeshore Estates District for those lots along the west side of Lakeshore and north of Vernier.	Planning Commission / City Council	Short Term
64	Land Use	Develop a new Residential Lakeshore Estate District south of Vernier.	Planning Commission / City Council	Short Term

Page	Category	Recommendation	Responsible Party	Time Frame
64,72	Land Use	Develop an ordinance amendment that would allow for acceptable accessory structures to be constructed within the front yards of those properties along Lakeshore.	Planning Commission / City Council	Short Term
53, 65,70	Land Use	Consider the development of an ordinance amendment that would raise the permissible height within the City's one story residential areas.	Planning Commission / City Council	Short Term
67	Land Use	Consider the development of an ordinance amendment for a reduced frontyard setback along Colonial Road.	Planning Commission / City Council	Short Term
67	Land Use	Consider the development of a new residential zoning district that would require a minimum lot size of 10,000 square feet and eighty (80) feet of lot width.	Planning Commission / City Council	Short Term
72	Land Use	Consider the development of an ordinance that would increase the maximum lot coverage permissible	Planning Commission / City Council	Short Term
73	Land Use	Consider the development of an ordinance amendment that would require the larger of the two side yard setbacks to be placed adjacent to the smaller structure for all new construction.	Planning Commission / City Council	Short Term
77	Land Use	Review existing Residence Planned District to determine whether the standards contained in the section are still desirable for older person housing.	Planning Commission / City Council	Short Term

Page	Category	Recommendation	Responsible Party	Time Frame
78	Land Use	Develop a Public or Semi Public Zoning District that would manage the uses that are foreseen for the Ford Estate.	Planning Commission / City Council	Mid Term
82	Community Facilities Plan	Develop guidelines for the creation of a community / recreation center through a public input process.	Planning Commission / City Council	Mid Term
83	Community Facilities Plan	Continue to review options for water supply within the Shores through the DWSD or through the creation of a partnership with a local community.	City Council	Short Term
83	Community Facilities Plan	Depending upon the water the water supply decision, consider the development of a water storage facility at a location deemed appropriate by the City to ensure adequate water supply and even water distribution.	City Council / Administration	Short Term
85	Community Facilities Plan	Continue to explore the potential collaborative efforts for providing public services to Grosse Pointe communities. This may include police, fire, waste hauling, and the like.	City Council / Administration	Ongoing
91	Street Plan	Develop a list of paving projects by priority to include in the City's capital improvements program.	Department of Public Works / City Council	Ongoing
92	Street Plan	Maintain a tree planting program for replanting trees throughout the community along residential streets.	Department of Public Works	Ongoing
92	Street Plan	Consider the development of an improved multi-use pedestrianway along Lakeshore.	City Council	Mid Term

VILLAGE OF

GROSSE POINTE SHORES

a michigan city

LAND USE PLAN

Approved By:

The Village of Grosse Pointe Shores, a Michigan City Planning Commission

Adopted By:

The Village of Grosse Pointe Shores, a Michigan City City Council

Adoption Date:

September 14, 2009

LEGEND

SINGLE FAMILY RESIDENTIAL

Lot Size

10,000 sq. ft.

Lot Width

80 ft.



SINGLE FAMILY RESIDENTIAL

Lot Size

12,000 sq. ft.

Lot Width

100 ft.



SINGLE FAMILY RESIDENTIAL LAKESHORE DISTRICT

Lot Size

20,000 sq. ft.

Lot Width

100 ft.



SINGLE FAMILY RESIDENTIAL LAKEFRONT DISTRICT -

LAKESHORE FRONTAGE

Lot Size

20,000 sq. ft.

Lot Width

100 ft. For Existing, 200 ft. For Proposed

Lots Fronting Lakeshore



SINGLE FAMILY RESIDENTIAL LAKEFRONT DISTRICT -Non- Lakeshore Frontage

Lot Size

15,000 sq. ft.

Lot Width

100 ft.



PUBLIC



SEMI-PUBLIC



SPECIAL PLANNING AREA

Specific land use densities and recommendations are contained within the text of the Master Plan.

